

When recorded return to:
Caleb Elder and Jennifer Elder
133 Dallas Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title Company
620050620

Escrow No.: 245448743

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michelle R. Basford, who acquired title as Michelle R. Howard, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Caleb Elder and Jennifer Elder, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 90, Plat of Cedar Heights Pud- 1 Phase 1, according to the Plat thereof, recorded January 19, 2007, under Auditor's File No. 200701190116, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125786 / 4917-000-090-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-958

Mar 11 2022

Amount Paid \$8272.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 1, 2022

Michelle R. Basford
Michelle R. Basford

Bryan Marshall Basford
Bryan Marshall Basford, as to any homesteading or community property rights

State of WASHINGTON
County of ~~SKAGIT~~ *Whatcom* *Rn*

I certify that I know or have satisfactory evidence that Michelle R. Basford and Bryan Marshall Basford are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.
Dated: *03-01-2022*

All ID
Name: *Robert Russell Kihm*
Notary Public in and for the State of *WA*
Residing at *Bellingham*
My appointment expires: *8/31/23*

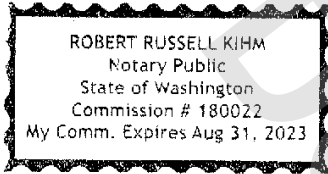


EXHIBIT "A"

For APN/Parcel ID(s): P125786 / 4917-000-090-0000

LOT 90, PLAT OF CEDAR HEIGHTS PUD- 1 PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 19, 2007 UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

END OF SCHEDULE A

SPECIAL EXCEPTIONS:

Mound Fill System Installation Conditional Agreement and the terms and conditions thereof:

Recording Date: August 31, 1987
Recording No.: 8708310002

Agreement and the terms and conditions thereof:

Executed by: Arnold P. Libby and AAA Mechanical Cont
Recording Date: December 9, 1998
Recording No.: 9812090103

Agreement and the terms and conditions thereof:

Executed by: Lee M. Utke and Cedar Heights, LLC
Recording Date: November 22, 2005
Recording No.: 200511220026

Notice of interest in real property and the terms and conditions thereof:

Recording Date: July 11, 2006
Recording No.: 200607110067

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220165
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220169
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220170
Affects: Portion of said premises

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 19, 2007
Recording No.: 200701190117

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 2007
Recording No.: 200705230184

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007
Recording No.: 200706200115

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 11, 2008
Recording No.: 200801110076

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cedar Heights PUD No. 1 Homeowners Association
Recording Date: January 19, 2007
Recording No.: 200701190117

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat Of Cedar Heights PUD 1, Phase 1:

Recording No: 200701190116

Said document has been recorded under Recording No. 200801110076

Agreement and the terms and conditions thereof:

Recording Date: January 19, 2007
Recording No.: 200701190118

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.