

WHEN RECORDED RETURN TO:

Name: Nathan J. Gainey
Address: 4521 Steve's Alley
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221396

Apr 05 2022

Amount Paid \$8450.00
Skagit County Treasurer
By Lena Thompson Deputy

Escrow Number: 804567RT
Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Christopher Hoof and Kay Hoof, a married couple for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Nathan J. Gainey, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington:

Lot 180, "PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2," as per plat recorded on May 31, 2007 under Auditor's File No. 200705310138, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.


Abbreviated Legal: Lot 180, Cedar Heights PUD 1, Ph. 2

Tax Parcel Number(s): P126235

Dated: MARCH 25, 2022

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed



Christopher Hoof



Kay Hoof

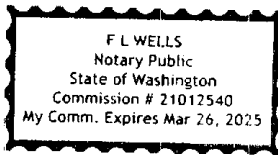
STATE OF Washington


ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Christopher Hoof and Kay Hoof are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 29, 2022





Name: F.L. Wells
Notary Public in the State of WA
Residing in Mt. Vernon
My Commission Expires: 03/26/2025

Exhibit A

Subject To:

1. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Recorded: August 31, 1987
Auditor's No.: 8708310002
Affects: West 165 feet of the North 528 feet of the East ½ of the Northeast ¼ of the Southwest ¼ of Section 22,
Township 34 North, Range 4 East, W.M.
2. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Arnold P. Libby
And: AAA Mechanical Cont.
Recorded: December 9, 1998
Auditor's No.: 9812090103
Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East ½ of the Northeast ¼ of the
Southwest ¼ of Section 22, Township 34 North, Range 4 East, W.M.
3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Between: Lee M. Utke, Grantor
And: Cedar Heights, LLC, Grantee
Recorded: November 22, 2005
Auditor's No.: 200511220026
As Follows: Grantee agrees to pay all costs associated to plat the new subdivision, including sewer hookup fees for existing house. Grantee agrees that Grantor's existing house shall have a storm drain connection. Grantee agrees, if overhead lines to existing house are required to be relocated, it will be at Grantee's expense.
4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include but are not limited to underground facilities.
Area Affected: A nonexclusive perpetual easement over, under, along, across and through a strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee
Dated: May 5, 2006
Recorded: May 22, 2006
Auditor's No.: 200605220170

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recorded: May 22, 2006

Auditor's No.: 200605220165

Area Affected:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted and/or constructed within

the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above

described property being parallel to and coincident with the boundaries of all private/public street and road rightsof-way. A strip of land 10 feet in width with five feet on each side of the centerline of grantee's facilities as now

constructed, to be constructed, extended or relocated lying within the above described parcel. This easement

description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

6. TERMS, CONDITIONS AND RESTRICTIONS OF THAT INSTRUMENT ENTITLED NOTICE OF INTEREST IN REAL PROPERTY:

Recorded: July 11, 2006

Auditor's No.: 200607110067

Affects: The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 34 North, Range 4 East, W.M.

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recorded: May 22, 2006

Auditor's No.: 200605220169

Area Affected:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted and/or constructed within

the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above

described property being parallel to and coincident with the boundaries of all private/public street and road rightsof-way.

8. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: January 17, 2007

Recorded: January 19, 2007

Auditor's No.: 200701190117

Executed By: Cedar Heights LLC, a Washington limited liability company

AMENDED BY INSTRUMENT:

Recorded: May 23, 2007, June 20, 2007, January 11, 2008, April 4, 2013, July 11, 2013 and August 22,

2013

Auditor's File No.: 200705230184, 200706200115, 200801110076, 201304040067, 201307110091 and 201308220077, respectively

9. AGREEMENT TO PARTICIPATE IN THE INTERSECTION IMPROVEMENTS FOR DIVISION STREET AND WAUGH ROAD AND THE TERMS AND CONDITIONS THEREOF:

Between: Cedar Heights LLC

And: City of Mount Vernon

Dated: January 18, 2007

Recorded: January 19, 2007

Auditor's No.: 200701190118

Regarding: Intersection improvements for Division Street and Waugh Road

10. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Plat of Cedar Heights PUD 1 / Phase 2

Recorded: May 31, 2007

Auditor's No.: 200705310138

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):

Recorded: January 19, 2007 and May 31, 2007

Auditor's Nos.: 200701190117 and 200705310139

Imposed By: Cedar Heights PUD No. 1 Homeowners Association

12. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any

covenants or restrictions, if any, 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:

Recorded: May 31, 2007

Auditor's No.: 20075310139

Executed By: Cedar Heights, LLC AMENDED BY INSTRUMENT:

Recorded: June 20, 2007, January 11, 2008, April 4, 2013, July 11, 2013 and August 22, 2013

Auditor's Nos.: 200706200116, 200801110076, 201304040067, 201307110091 and 201308220077, respectively.

13. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by

instrument recorded on July 30, 2019 under Auditor's File No. 201907300089. Reference is made to said document for full particulars

End of Exhibit A

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.