

**When recorded return to:**

Daniel Jamal Freeman and Kelly Erin Freeman  
934 Dallas Street  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620051289

Escrow No.: 620051289

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stephanie A. Strzyzynski, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Daniel Jamal Freeman and Kelly Erin Freeman, husband and wife

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

LOT 157, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 31, 2007, UNDER AUDITOR'S FILE NO. 200705310138, 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): P126212 / 4929-000-157-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221904

May 09 2022

Amount Paid \$8450.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 5, 2022

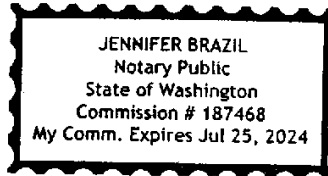
Strzyzynski  
Stephanie A. Strzyzynski

State of Washington  
County of Skagit

This record was acknowledged before me on 5-5-22 by  
Stephanie A. Strzyzynski.

Jennifer Brazil  
(Signature of notary public)

Notary Public in and for the State of Washington  
Residing at: Skagit County  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;

Recording Date: August 31, 1987  
Recording No.: 8708310002  
Affects: Portion of said premises

2. Agreement, including the terms and conditions thereof;

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

3. Agreement, including the terms and conditions thereof;

Between: Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee  
Recording Date: November 22, 2005  
Recording No.: 200511220026  
Regarding: Sewer and storm drain

4. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;

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

5. 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  
Recording Date: May 22, 2006  
Recording No.: 200605220169  
Recording No.: 200605220170  
Affects: Portion of said premises

6. 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 2::

Recording No: 200705310138

**EXHIBIT "A"****Exceptions  
(continued)**

7. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 4, 2013  
Recording No.: 201304040067

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 11, 2013  
Recording No.: 201307110091

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 22, 2013  
Recording No.: 201308220077

8. 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 Homeowner's Association

**EXHIBIT "A"**Exceptions  
(continued)

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

9. Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;

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

10. 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: May 31, 2007  
Recording No.: 200705310139

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007  
Recording No.: 200706200116

Modification(s) of said covenants, conditions and restrictions

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

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Mt Vernon.