

When recorded return to:
Michael Kuzinski and
Maylenerenae Kuzinski
442 Tristan Place
Mount Vernon, WA 98274

**CHICAGO TITLE COMPANY
620051451**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Logan Anderson and Danielle Marie Anderson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael Kuzinski and Maylenerenae Kuzinski, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 45, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, ACCORDING TO THE PLAT THEREOF,
RECORDED JANUARY 19, 2007, UNDER AUDITOR'S FLE 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): P125741 / 4917-000-045-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222020

May 16 2022

Amount Paid \$8717.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 12, 2022

[Signature]
Logan Anderson (signed in counterpart)

Danielle Marie Anderson (signed in counterpart)

State of OREGON

County of Multnomah

I certify that I know or have satisfactory evidence that Logan Anderson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 13, 2022

Lorinda Soulliere
Name: Lorinda Soulliere
Notary Public in and for the State of Oregon
Residing at: Oregon
My appointment expires: 12/08/2025



State of Washington

County of _____

I certify that I know or have satisfactory evidence that Danielle Marie Anderson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: May 12, 2022

Logan Anderson (signed in counterpart)

Danielle Marie Anderson
Danielle Marie Anderson (signed in counterpart)

State of OREGON

County of _____

I certify that I know or have satisfactory evidence that Logan Anderson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

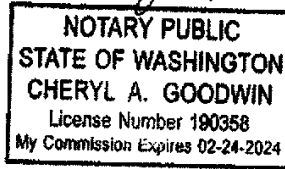
Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Danielle Marie Anderson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 14, 2022



Cheryl A. Goodwin
Name: CHERYL A. GOODWIN
Notary Public in and for the State of WASHINGTON
Residing at: EVERETT
My appointment expires: 2.24.24

EXHIBIT 'A'

SPECIAL EXCEPTIONS

Mound Fill System Installation Conditional Agreement

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

Agreement and the terms and conditions thereof.

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

Agreement and the terms and conditions thereof.

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

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
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 granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
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 granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: May 22, 2006
Recording No.: 200605220170
Affects: Portion of said premises

EXHIBIT 'A' - CONTINUED

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

EXHIBIT 'A' - CONTINUED

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 PUD1, Phase 1:

Recording No: 200701190116

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

Modification(s) of said instrument:

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

Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road
Recording Date: January 19, 2007
Recording No.: 200701190118

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