

When recorded return to:

Tyler Brandon Green and Sarah Elizabeth frost
Green
424 Dallas Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237114

Jun 30 2023

Amount Paid \$9028.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620054205

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054205

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew A. Sortland, who acquired title as Andrew W. Sortland and Carmen Scharfenkamp-Sortland who acquired title as Carmen M. Sortland, 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 Tyler Brandon Green and Sarah Elizabeth frost Green, a married couple

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

LOT 28, PLAT OF CEDAR HEIGHTS PUD, PHASE I, 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): P125724 / 4917-000-028-0000


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/27/2023




Andrew A. Sortland


Carmen Scharfenkamp-Sortland

State of California

County of San Diego

This record was acknowledged before me on 6/27/2023 by Andrew A. Sortland and Carmen Scharfenkamp-Sortland.



(Signature of notary public)
Notary Public in and for the State of California
My appointment expires: 12/23/2026

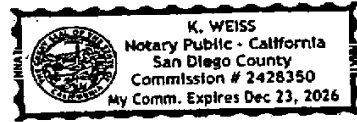


EXHIBIT "A"
Exceptions

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

Recording Date: August 31, 1987
 Recording No.: 8708310002
 Affects: West 165 feet of the North 528 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
2. Agreement and the terms and conditions thereof:

Executed by: Arnold P. Libby
 And Between: AAA Mechanical Cont.
 Recording Date: December 9, 1998
 Recording No.: 9812090103
 Affects: The East 100 feet of the West 265 feet of the North 300 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian
3. Agreement, including the terms and conditions thereof:

Executed by: Lee M. Utke, and Cedar Heights, LLC
 Recorded: November 22, 2005
 Recording 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(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:

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 rights-of-way.

EXHIBIT "A"Exceptions
(continued)

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

Granted to: Puget Sound Energy, Inc
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: May 22, 2006
 Recording No.: 200605220169
 Affects:

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 rights-of-way.

6. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: May 22, 2006
 Recording No.: 200605220170
 Granted to: Puget Sound Energy, Inc.
 Regarding: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A strip of land 10 feet in width with 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.

7. 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

8. 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

EXHIBIT "A"

Exceptions
(continued)

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

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

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

10. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road, and the terms and conditions thereof:

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

EXHIBIT "A"

**Exceptions
(continued)**

11. Skagit County Right to Farm Disclosure, and the terms and conditions thereof:

Recording Date: May 21, 2009
Recording No.: 200905210085

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