

202404180038

04/18/2024 12:23 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Marlena De La Riva
5052 Lakeview Avenue
Yorba Linda, CA 92886

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240302

Apr 18 2024

Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055800

Escrow No.: 620055800

STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra Denton, a married person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Marlena De La Riva, an unmarried person

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

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

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

LT. 146, CEDAR HEIGHTS PUD 1, PHASE 2, REC NO. 200705310138

Tax Parcel Number(s): P126201 / 4929-000-146-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 12, 2024

Debra Denton
Debra Denton
Timothy Denton
Timothy Denton

State of Washington
County of SKagit

This record was acknowledged before me on April 12, 2024 by Debra Denton and Timothy Denton.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

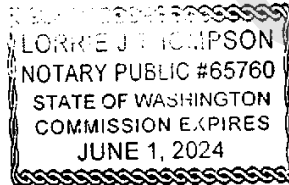


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126201 / 4929-000-146-0000

LOT 146, 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.

EXHIBIT "B"
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, including the terms and conditions thereof, granted by instrument(s):

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

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

Recording Date: May 22, 2006
Recording No.: 200605220170
Regarding: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line

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

EXHIBIT "B"**Exceptions
(continued)**

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Cedar Heights Pud 1 Phase 2:

Recording No: 200705310138

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

Recording Date: January 19, 2007

Recording No.: 200701190117

AMENDED by instrument(s):

Recording No.: 200705230184

Recording No.: 200706200115

Recording No.: 200801110076

Recording No.: 201304040067

Recording No.: 201307110091

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), as provided for under Washington law and in instrument set forth below:

Imposed by: Cedar Heights PUD No. 1 Homeowner's Association

Recording Date: January 19, 2007

Recording No.: 200701190117

10. 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

11. 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

EXHIBIT "B"

Exceptions
(continued)

AMENDED by instrument(s):

Recording No.: 200706200116
Recording No.: 200801110076

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

Recording Date: March 7, 2012
Recording No.: 201203070019
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Mt Vernon.
15. City, county or local improvement district assessments, if any.