

202406130064

06/13/2024 03:28 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:

Jessica T Wells
442 Tristan Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240971

Jun 13 2024

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

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Chicago Title
620056078

Escrow No.: 620056078

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Kuzinski and Maylenerenae Kuzinski, 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 Jessica T Wells, 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 45, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1


Tax Parcel Number(s): P125741 / 4917-000-045-0000

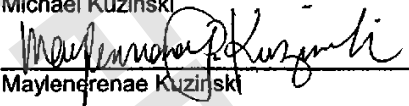
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 18 JUN 24



Michael Kuzinski


Maylenerenae Kuzinski

State of _____
County of _____

This record was acknowledged before me on _____ by Michael Kuzinski and Maylenerenae Kuzinski.

See Attached

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

California All Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

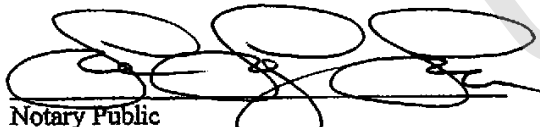
On 6-10-24, before me Lori Leigh Luna, Notary Public,
Personally appeared

Michael Kuzinski & Mayleneeneae Kuzinski

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/ their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that this foregoing paragraph is true and correct.

Witness my hand and official seal


Notary Public



(SEAL)

Document: Statutory Warranty Deed

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125741 / 4917-000-045-0000

LOT 45, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, 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.

EXHIBIT "B"
Exceptions

1. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof:
Recording Date: August 31, 1987
Recording No.: 8708310002
2. Agreement and the terms and conditions thereof:
Executed by: Arnold P. Libby and AAA Mechanical Cont.
Recording Date: December 9, 1998
Recording No.: 9812090103
3. Agreement and the terms and conditions thereof:
Executed by: Lee M. Utke and Cedar Heights, LLC
Recording Date: 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., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220165
Affects: Portion of said premises
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., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220169
Affects: Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "B"
Exceptions
(continued)

In favor of: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 22, 2006
Recording No.: 200605220170
Affects: Portion of said premises

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

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

Modification(s) of said covenants, conditions and restrictions

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 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:

EXHIBIT "B"
Exceptions
(continued)

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

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