

When recorded return to:  
Damian David Warren  
448 Dallas Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241600  
Jul 31 2024  
Amount Paid \$9099.20  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Chicago Title  
620056658

Escrow No.: 620056658

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joshua Collett and Ida Collett, 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 Damian David Warren, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 31, 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.

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

Tax Parcel Number(s): P125727 / 4917-000-031-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 7-30-24

[Signature]  
Joshua Collett

[Signature]  
Ida Collett

State of Washington  
County of Snohomish

This record was acknowledged before me on 7-30-24 by Joshua Collett and Ida Collett.

[Signature]  
(Signature of notary public)

Notary Public in and for the State of Washington  
My commission expires: 5/29/27



**EXHIBIT "A"**  
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

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  
Recording Date: May 22, 2006  
Recording No.: 200605220168  
Recording No.: 200605220169  
Recording No.: 200605220170  
Affects: Portion of said premises

5. 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

6. 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

7. 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

8. 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)

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Mt Vernon.
11. Assessments, if any, levied by Cedar Heights P.U.D. No. 1 Homeowners Association.
12. City, county or local improvement district assessments, if any.