

**When recorded return to:**  
John H Biddle and Gloria A Biddle  
927 Shantel Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241751  
Aug 14 2024  
Amount Paid \$9054.70  
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**  
*620056335*

Escrow No.: 620056335

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elizabeth R. Owens, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to John H Biddle and Gloria A Biddle, husband and wife

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

LOT 131, 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.

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

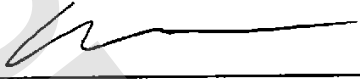
Tax Parcel Number(s): P126186 / 4929-000-131-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12 AUG 24



Elizabeth Owens

State of Washington

County of SKagit

This record was acknowledged before me on 8-12-24 by Elizabeth Owens.



(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 5/20/27



**EXHIBIT "A"**  
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 "A"**

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 "A"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 20, 2007  
Recording No.: 200706200116

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 11, 2008  
Recording No.: 200801110076

12. Skagit County Right to Farm Disclosure:

Recording Date: October 20, 2009  
Recording No.: 200910200075

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.