

202409050029

09/05/2024 11:21 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
Shane Fritter  
23770 Hathaway Rd  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242050  
Sep 05 2024  
Amount Paid \$7525.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christine Casey, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jena Lea Johnson, an unmarried person and Shane Fritter, an unmarried person

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

LOT 174, 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): P126229 / 4929-000-174-0000, ,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 30, 2024

Christine M. Casey  
Christine Casey

State of Washington  
County of Sagit

This record was acknowledged before me on 8/30/2024 by Christine Casey.

Cheryl A. Goodwin  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 2-23-2028

NOTARY PUBLIC  
STATE OF WASHINGTON  
CHERYL A. GOODWIN  
License Number 190358  
My Commission Expires 02-23-2028

**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. 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
5. 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
6. 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 PLAT OF CEDAR HEIGHTS PUD 1 PHASE 2:  
Recording No: 200705310138

**EXHIBIT "A"****Exceptions  
(continued)**

7. 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  
Executed By: Cedar Heights LLC  
AMENDED by instrument(s):  
Recording No.: 200705230184  
Recording No.: 200706200115  
Recording No.: 200801110076  
Recording No.: 201304040067  
Recording No.: 201307110091  
Recording No.: 201308220077
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof,  
Imposed By: Cedar Heights PUD No. 1 Homeowner's Association
9. 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
10. 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  
Executed By: Cedar Heights, LLC  
AMENDED by instrument(s):  
Recording No.: 200706200116  
Recording No.: 20080111007
11. Assessments, if any, levied by City of Mount Vernon
12. Assessments, if any, levied by Cedar Heights PUD No. 1 Homeowner's Association
13. City, county or local improvement district assessments, if any

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 31, 2024  
between Shane Fritter Jena Lea Johnson ("Buyer")  
Buyer Buyer  
and Christine Moira Casey ("Seller")  
Seller Seller  
concerning 4472 Scotts Aly Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication  
Shane Fritter 08/01/2024  
Buyer Date

Authentication  
Christine Casey 08/01/24  
Seller Date

Authentication  
Jena 07/31/2024  
Buyer Date

Authentication  
Christine M. Casey 08/30/24  
Seller Date