

**When recorded return to:**

Jonathan Thomas  
1370 SW Fairhaven Dr.  
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253306

Oct 09 2025

Amount Paid \$8125.00

Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

Chicago Title  
62006004

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Title No.: 62006004  
Escrow No.: 245474170

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph C. Sparks, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Jonathan Thomas, an unmarried person and Sarah Sharp, 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 6, PLAT OF CEDAR HEIGHTS PUD 1, PHASE 1, REC NO. 200701190116

Tax Parcel Number(s): P125702, 4917-000-006-0000

Subject to:

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

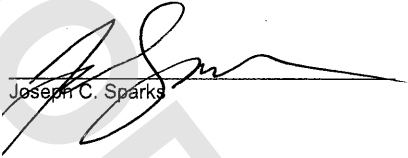
The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."


STATUTORY WARRANTY DEED  
(continued)

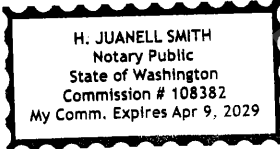
Dated: 10-03-25

  
Joseph C. Sparks

State of Washington  
County of Snohomish

This record was acknowledged before me on 10/3/25 by Joseph C. Sparks.

  
(Signature of notary public) H. Juaneil Smith  
Notary Public in and for the State of WA  
My commission expires: 4/9/2029



**EXHIBIT "A"**  
Legal Description

LOT 6, 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.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON THE FACE  
OF 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 Between: AAA Mechanical Cont.  
Recording Date: December 9, 1998  
Recording No.: 9812090103

3. Agreement, including the terms and conditions thereof;

Between: Lee M. Utke, and Cedar Heights, LLC  
Recorded: November 22, 2005  
Recording No.: 200511220026

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

Recording Date: May 22, 2006  
Recording No.: 200605220165  
In favor of: Puget Sound Energy, Inc.  
Regarding: Electric transmission and/or distribution line

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

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

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

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

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

**EXHIBIT "B"**  
Exceptions

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

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Cedar Heights PUD No. 1 Homeowners Association  
Recording Date: January 19, 2007  
Recording No.: 200701190117

9. 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

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

Recording Date: November 19, 2007  
Recording No.: 200711190144

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

Recording Date: June 10, 2010  
Recording No.: 201006100118

12. Notice of Interest in Real Property and the terms and conditions thereof:

Recording Date: July 11, 2006  
Recording No.: 200607110067

13. Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road:

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

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.