



202603230127

03/23/2026 11:58 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:
Shaun Anderson and Vibian Anderson
250 Dallas Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260800
Mar 23 2026
Amount Paid \$8850.00
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
620060878

Escrow No.: 620060878

STATUTORY WARRANTY DEED

THE GRANTOR(S) Israel A Rodriguez Peralta, a married man and Hector A Rodriguez Cordova, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Shaun Anderson and Vibian Anderson, a married couple

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

LOT 13, 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): P125709 / 4917-000-013-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 03/20/2026

Israel A Rodriguez
Israel A Rodriguez Peralta
Hector A Rodriguez Cordova
By: Israel A. Rodriguez.

Hector A Rodriguez Cordova by Israel A Rodriguez Peralta, his attorney in fact

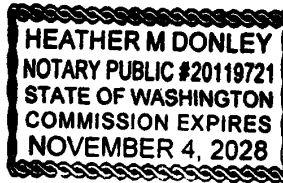
EMELY R. CHAVEZ MONTES
Emely R. Chavez Montes

State of washington

County of Skagit

This record was acknowledged before me on 3/20/26 by Israel A Rodriguez Peralta.

Heather Donley
(Signature of notary public)
Notary Public in and for the State of washington
My appointment expires: Nov 4, 2028

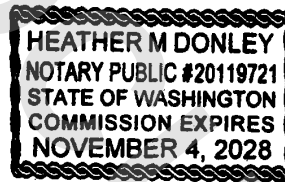


State of washington

County of Skagit

This record was acknowledged before me on 3/20/26 by Israel A Rodriguez Peralta attorney in fact for Hector A Rodriguez Cordova

Heather Donley
(Signature of notary public)
Notary Public in and for the State of washington
My appointment expires: Nov 4, 2028



State of washington

County of Skagit

STATUTORY WARRANTY DEED

(continued)

This record was acknowledged before me on 3/20/2026 by Emely R. Chavez
Montes

Heather Donley

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: Nov 4, 2028

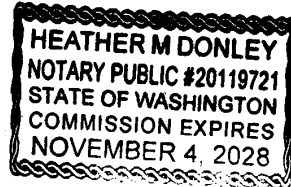


EXHIBIT "A"
Exceptions

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, including the terms and conditions thereof;
Executed by: 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);
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
Recording Date: May 22, 2006
Recording No.: 200605220165
Affects: Portion of said premises
5. Easement, including the terms and conditions thereof, granted by instrument(s);
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
Recording Date: May 22, 2006
Recording No.: 200605220169
Affects: Portion of said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
Recording Date: May 22, 2006
Recording No.: 200605220170
Affects: Portion of said premises
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

EXHIBIT "A"Exceptions
(continued)

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

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,

EXHIBIT "A"Exceptions
(continued)

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. 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

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. 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."

13. Assessments, if any, levied by Cedar Heights PUD 1, Homeowners Association.
14. Assessments, if any, levied by Mt Vernon.
15. City, county or local improvement district assessments, if any.