202507290286
07/29/2025 03:05 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor, WA

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When recorded return to:
Maria Cedillo and Ismael Zarate
4464 Shantel Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252419
Jul 29 2025
Amount Paid $8761.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

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

Title No.: 620059196
Escrow No.: 245472221

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron M. Kiesser, a married man

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 Maria D. Cedillo and Ismael Zarate, a married couple

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

Lot 142, 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): P126197, 4929-000-142-0000

Subject to:

See attached Exhibit A attached to this document

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."

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STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2025

Aaron M. Kiesser

Aaron M. Kiesser

Monica M. Kiesser

Monica M. Kiesser, a non-vested spouse

State of WA
County of Island
This record was acknowledged before me on 7/18/2025 by Aaron M. Kiesser and Monica M. Kiesser.

(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027

KRYSTAN STEVENS
NOTARY PUBLIC
COMMISSION EXPIRES
201738
7-28-27
STATE OF WASHINGTON

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.: 200605220165
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As described in said instrument

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 the Plat of Cedar Heights PUD 1 Phase 2:

Recording No: 200705310138

7. 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

8. 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

9. 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

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Exhibit A.
Exceptions

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

10. 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
Recording Date: May 31, 2007
Recording No.: 200705310139

11. Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the IntersectionImprovements for Division Street and Waugh Road;

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

12. 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

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

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Exhibit A.
Exceptions

Recording No.: 200801110076

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

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