



201206130060
Skagit County Auditor

6/13/2012 Page 1 of 2 1:51PM

When recorded return to:

Troy W. Fair
2341 Crosby Drive
Mount Vernon, WA 98274

Statutory Warranty Deed 102094-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John P. Bishop and Mieke Bishop, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Troy W. Fair and Kira D. Fair, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): 3880-000-021-0004 P64352

Lot 21, "Plat of Cedar Hills No. 3", as per plat recorded in Volume 9 of Plats, Pages 36 and 37, records of Skagit County, Washington.

SUBJECT TO: Exhibit A attached hereto and made a part thereof.

J.W.F.
KDF

Dated June 7, 2012

[Signature]
John P. Bishop

[Signature]
Mieke Bishop

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John P. Bishop and Mieke Bishop is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hen/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/11/12 *[Signature]*

Genevieve Jimmerson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3/01/2014



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121705
JUN 13 2012

Amount Paid \$ 3262.40
Skagit Co. Treasurer
By *[Signature]* Deputy

SCHEDULE "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 28, 2008
Auditor's No.: 200807280165
Executed By: Cedar Hills Homeowner's Association

Said covenants supercedes and replaces previously recorded covenants.

B. Conditions contained in an instrument recorded November 22, 1971 under Auditor's File No. 760997 as follows:

Conditions for obtaining electric service:

The cost of installing the underground electric service line from the service connection of any residence within the subdivision to the nearest transformer or handhole is the responsibility of the owner of each lot. Upon the application of the Lot owner Puget Sound Power & Light Company will install such service line upon the following terms:

- a. Cost of up to 70 feet of service line: \$100 unless the residence qualifies for Puget Sound Power and Light Company's Residential Rate Schedule 7 in which case the cost is \$40;
- b. Cost of service line over 70 feet in length: \$1.10 for each additional foot;
- c. Payment to Puget Sound Power & Light Company to be made at the time of application.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cedar Hills No. 3
Auditor's No: 700555

D. RESERVATION CONTAINED IN DEED

Executed by: March 18, 1970
Recorded: 737059
Auditor's No.: Excepting the fee title to any street, road, lane, walkway, park, playground, pond, pool or any other common property to be conveyed to the Cedar Hills Homeowners' Association, Inc., for the common enjoyment and benefit of all members thereof.

E. Any tax, fee, assessments or charges as may be levied by Cedar Hills Homeowners Association..



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