

When recorded return to:  
Drew D. Swanson  
2347 Crosby Drive  
Mount Vernon, WA 98274

201410030112  
Skagit County Auditor  
10/3/2014 Page 1 of 2 3:14PM \$73.00

20143735  
Filed for record at the request of:  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620022148

OCT 03 2014

Amount Paid \$ 4137.20  
By MF  
Skagit Co. Treasurer Deputy

CHICAGO TITLE  
620022148

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel J. Daman and Catherine L. Daman, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Drew D. Swanson, a single man  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22, CEDAR HILLS NO. 3, according to the plat thereof recorded in Volume 9 of Plats, pages  
36 and 37, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P64353, 3880-000-022-0003

Subject to: Covenants, conditions, restrictions and easements of record more fully described in  
Chicago Title Order 620022148, Schedule B, Special Exceptions and Skagit County Right to Farm  
Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: September 22, 2014

*Daniel J. Daman*  
Daniel J. Daman  
*Catherine L. Daman*  
Catherine L. Daman



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Daniel J. Daman and Catherine L. Daman is/are  
the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed  
this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and  
purposes mentioned in this instrument.

Dated: 10/1/14

*Deborah K. Flick*  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arlington WA  
My appointment expires: 9/19/18

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 HILLS No. 3**.  
Recording No.: 700555
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: November 17, 1965  
Auditor's No(s): 674682, records of Skagit County, Washington  
Executed By: Cedar Hills Incorporated, et al  
AMENDED by instrument(s)  
Recorded: January 6, 2000 and July 28, 2008  
Auditor's No(s): 200001060016 and 200807280165, records of Skagit County, Washington
3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 17, 1965  
Auditor's No(s): 674682, records of Skagit County, Washington  
Imposed By: Cedar Hills, Incorporated, et al  
AMENDED by instrument(s)  
Recorded: January 6, 2000 and July 28, 2008  
Auditor's No(s): 200001060016 and 200807280165, records of Skagit County, Washington
4. Single Family and Accessory Structure Side Yard Easement and the terms and conditions thereof  
  
Recording Date: January 10, 1990  
Recording No.: 9001100047
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: February 19, 2008  
Recording No.: 200802190198  
Matters shown: Possible encroachment of a fence onto property to the Northwest by an undisclosed amount
6. Assessments, dues and charges, if any, levied by The Cedar Hills Home Owners Association.
7. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE:** If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

