

When recorded return to:  
Dane A. Hulbert  
23104 State Rte 534  
Mount Vernon, WA 98274



201509300159

Skagit County Auditor \$74.00  
9/30/2015 Page 1 of 3 3:58PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024996

**CHICAGO TITLE**  
**620024996 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mona Reynolds, Trustee of The Reynolds Family Trust, dated September 24, 2002 for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Dane A. Hulbert, a single man and Bailey Rae Richardson, a single woman

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

The West 40 feet of Lot 11 and the East 90 feet of Lot 12, "PLAT OF CEDAR HILLS NO. 1", as per plat recorded in Volume 8 of Plats, pages 90 and 91, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64317 / 3878-000-012-0009

Subject to:

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

Dated: September 29, 2015

The Reynolds Family Trust, dated September 24, 2002

BY: *Mona Reynolds, Trustee*  
Mona Reynolds, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154003  
SEP 30 2015

Amount Paid \$ 4809.22  
Skagit Co. Treasurer  
By: *HHB* Deputy

STATUTORY WARRANTY DEED  
(continued)

STATE of WA  
County of S King

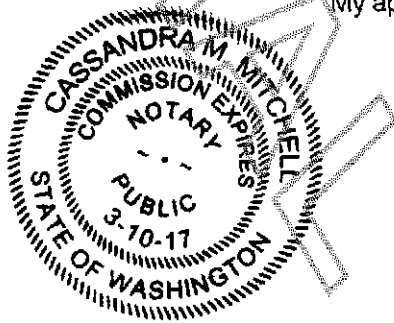
I certify that I know or have satisfactory evidence that Mona Reynolds

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Reynolds Family Trust Dtd 9/24/00 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-30-15

Cassandra Mitchell

Name: Cassandra Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-17



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 **PLAT OF CEDAR HILLS NO. 1:**

Recording No: 668231

2. 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: November 17, 1965  
Recording No.: 674682

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200001060016 & 200807280165

3. 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 below:

Imposed by: Cedar Hills Homeowner's Association  
Recording Date: November 17, 1965  
Recording No.: 674682, and any amendments

4. Assessments, if any, levied by City of Mount Vernon.  
5. Assessments, dues and charges, if any, levied by Cedar Hills Homeowner's Association.  
6. 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.