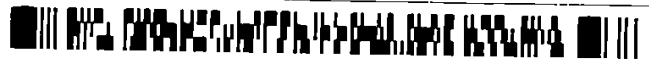


When recorded return to:  
Tiffany Urland  
2347 Crosby Drive  
Mount Vernon, WA 98274



**201807160141**

07/16/2018 11:37 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035143

**CHICAGO TITLE**  
**020035143**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Drew D. Swanson, an unmarried person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Tiffany Urland, an unmarried person

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:

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


SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201807088  
JUL 16 2018

Amount Paid \$ 61573.20  
By *[Signature]*  
Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)


Dated: July 11, 2018

  
\_\_\_\_\_  
Drew D. Swanson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Drew D. Swanson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 13, 2018

  
\_\_\_\_\_  
Name: Lourea L. Garika  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**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,

**EXHIBIT "A"**

Exceptions  
(continued)

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.