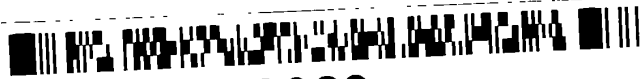


When recorded return to:
Christopher Charles Meyer
Jennifer Bub Meyer
2412 East Cedar Hills Drive
Mount Vernon, WA 98274



201811210029

11/21/2018 11:51 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.: 620036017

CHICAGO TITLE
620036017

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dane A. Hulbert, an unmarried person and Bailey Rae Richardson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher Charles Meyer and Jennifer Bub Meyer, a married couple

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

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

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

Lot(s): Ptn. 11 and 12 CEDAR HILLS NO 1

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

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 5136

NOV 21 2018

Amount Paid \$ 6,769.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 13, 2018

Dane A. Hulbert
Dane A. Hulbert

Bailey Rae Richardson
Bailey Rae Richardson

State of *Washington*
County of *Snohomish*

I certify that I know or have satisfactory evidence that *Dane A. Hulbert and Bailey Rae Richardson* 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: *November 16, 2018*
Kathryn A. Freeman
Name: *Kathryn A. Freeman*
Notary Public in and for the State of *WA*
Residing at: *Snohomish Co.*
My appointment expires: *9-01-2022*

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64317 / 3878-000-012-0009

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.

EXHIBIT "B"
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

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. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.
6. Assessments, dues and charges, if any, levied by Cedar Hills Homeowner's Association.