

When recorded return to:
Heidi Lotze and Kevin Christensen
2324 Crosby Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2748
Jul 23 2020
Amount Paid \$6565.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620043292

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy G. Gerlits and Sandra L. Gerlits, 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 Heidi Lotze and Kevin Christensen, a married couple

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

LOT 12, CEDAR HILLS NO. 3, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 36
AND 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P64343 / 3880-000-012-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2020

x Timothy G. Gerlits
Timothy G. Gerlits

x Sandra L. Gerlits
Sandra L. Gerlits

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Timothy G. Gerlits and Sandra L. Gerlits are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/21/2020
Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, Wa.
My appointment expires: 10/1/2023

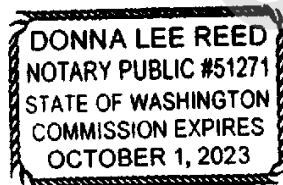


EXHIBIT "A"
Exceptions

1. 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 Date: January 6, 2000
Recording No.: 200001060016

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 28, 2008
Recording No.: 200807280165

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2018
Recording No.: 201812310125

2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

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

3. Reservations Contained in Deed

Recording Date: March 18, 1970
Recording No.: 737059

4. 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. 3 in Volume 9 of Plats, Pages 36 and 37:

Recording No: 700555

EXHIBIT "A"Exceptions
(continued)

5. 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 Surveys:

Recording No.: 200802190198, which is a re-recording of Recording No. 200710170010

6. Terms and conditions of Landscaping License

Recording Date: March 16, 2009
Recording No.: 200903160138

7. 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 Survey :

Recording No: 200903170068

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Cedar Hills Homeowner's Association.