

When recorded return to:

Timothy Nelson and Cheryl Lynn Nelson
2300 Cedar Hills Place
Mount Vernon, WA 98274

GNW 21-10525

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gordon Dale Smiley and Donna Lynn Smiley, husband and wife, PO Box 737, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Timothy Nelson and Cheryl Lynn Nelson, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1:
Lot 3, PLAT OF CEDAR HILLS NO. 3

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P64334

Dated: April 28 2021

Gordon Dale Smiley
Gordon Dale Smiley

Donna Lynn Smiley
Donna Lynn Smiley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2003

May 06 2021

Amount Paid \$8935.94
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10525-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

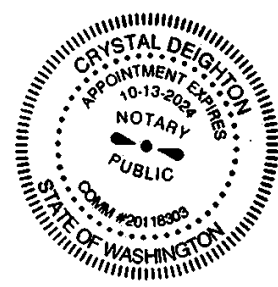
I certify that I know or have satisfactory evidence that Gordon Dale Smiley and Donna Lynn Smiley ^{are} the persons who appeared before me, and said persons ^{has} acknowledged that he ^{has} signed this instrument and acknowledged it to be his ^{free} and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28 day of ^{April} ~~May~~, 2021

Crystal Deighton
Signature

Escrow Assistant
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2300 Cedar Hills Place, Mount Vernon, WA 98274
Tax Parcel Number(s): P64334

Property Description:

Lot 3, "PLAT OF CEDAR HILLS NO. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington.

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EXHIBIT B
21-10525-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cedar Hills No. 3 recorded June 13, 1967 as Auditor's File No. 700555.
2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedar Hills Homeowner's Association, recorded July 28, 2008 as Auditor's File No. 200807280165.

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Statutory Warranty Deed
LPB 10-05

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