

When recorded return to:

Ryan P. Dillon and Jessica L. Helmer Dillon
2412 E Cedar Hills Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title Company
620050430

Escrow No.: 245449698

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Charles Meyer and Jennifer Bub Meyer, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Ryan P. Dillon and Jessica L. Helmer Dillon, a married couple

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

For APN/Parcel ID(s): P64317 / 3787-000-012-0009

THE WEST 40 FEET OF LOT 11 AND THE EAST 90 FEET OF LOT 12, "PLAT OF CEDAR
HILLS NO. 1", AS PER THE PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 90 AND 91,
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): P64317/ 3878-000-012-0009

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221660

Apr 22 2022

Amount Paid \$9963.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 28, 2022

Christopher Charles Meyer
Christopher Charles Meyer

Jennifer Bub Meyer
Jennifer Bub Meyer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher Charles Meyer and Jennifer Bub Meyer 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: 3-28-2022

Teresa D Varner
Name: Teresa D Varner
Notary Public in and for the State of WA
Residing at: Island Co.
My appointment expires: 5/24/23



STATUTORY WARRANTY DEED

(continued)

Subject to:

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the 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 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

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cedar Hills Homeowners Association, Inc

Recording Date: November 17, 1965

Recording No.: 674682

4. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

STATUTORY WARRANTY DEED

(continued)

Recording Date: September 30, 2015
Recording No.: 201509300158

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated March 20, 2022
between Ryan P. Dillon Jessica L. Helmer Dillon ("Buyer")
Buyer Buyer
and Christopher Charles Meyer Jennifer Bub Meyer ("Seller")
Seller Seller
concerning 2412 E Cedar Hills Dr Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentic
Ryan P Dillon 03/20/22
Buyer Date
Authentic
Jessica L. Helmer Dillon 03/20/22
Buyer Date

Authentic
Christopher Charles Meyer 03/22/22
Seller Date
Authentic
Jennifer Bub Meyer 03/22/22
Seller Date