

When recorded return to:
David Vogus
2400 Crosby Drive
Mount Vernon, WA 98274



201204230221
Skagit County Auditor

4/23/2012 Page 1 of 4 2:28PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015104

CHICAGO TITLE
620015104

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua K DeWitt, an unmarried man,
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration,
in hand paid, conveys, and warrants to David Vogus, a married man as his sole and separate property
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, CEDAR HILLS NO. 3, according to the plat thereof, recorded in Volume 9 of Plats, pages 36
and 37, records of Skagit County, Washington.

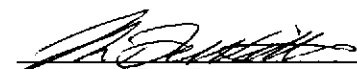
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64338, 3880-000-007-0002

Subject to "Conditions, covenants, restrictions and easements of record as more fully described in
Schedule "B", Special Exceptions, Chicago Title Company Order 620015104; and Skagit County Right
to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: April 18, 2012


Joshua K DeWitt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121104

APR 23 2012

Amount Paid \$ 4277.00
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

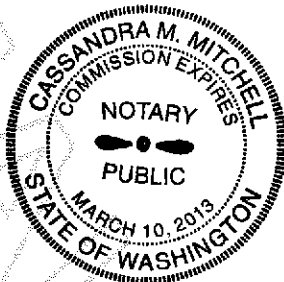
County of Skagit

I certify that I know or have satisfactory evidence that

Joshua K DeWitt
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: 4-19-12

Cassandra M. Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon, WA
My appointment expires: 3-10-13



SPECIAL EXCEPTIONS

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: November 17, 1965
Auditor's No(s): 674682, records of Skagit County, Washington
Executed By: Cedar Hills Incorporated, etal

AMENDED by instrument(s):
Recorded: January 6, 2000
Auditor's No(s): 200001060016, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: July 28, 2008
Auditor's No(s): 200807280165, records of Skagit County, Washington
2. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Skagit Valley Telephone Company, Skagit TV Cable Company, and Puget Sound Power and Light Company, and their respective successors and assigns, under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes. All permanent utility service shall be provided by underground service exclusively.
3. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
4. Building lines as delineated on the face of the plat.
5. 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, and any amendments thereto, records of Skagit County, Washington
Imposed By: Cedar Hills, Incorporated, etal
6. Easement delineated on the face of said plat;
For: Drainage
Affects: Portion of said premises



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Skagit County Auditor

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

