



201205110155  
Skagit County Auditor

5/11/2012 Page 1 of 4 3:49PM

After recording return to:  
Thomas P. Bates  
Mary A. Bates  
2417 Crosby Dr.  
Mount Vernon, WA 98274

LAND TITLE OF SKAGIT COUNTY  
142085-0

Reference: 40094046 -803- -JH1

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Patricia Gauksheim, as Personal Representative of the Estate of Raul C. Torres, deceased and Nelly Y. Torres, a single woman,**

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to

**Thomas P. Bates and Mary A. Bates, husband and wife**

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

Lot 27, "PLAT OF 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.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.  
Abbreviated Legal: Lot 27, Cedar Hills No. 3

Tax Parcel Number(s): P64358,  
Dated: **May 6, 2012**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20121343  
MAY 11 2012  
Amount Paid \$ 5701.00  
By *MG* Skagit Co. Treasurer Deputy

**SELLERS:**

**Estate of Raul C. Torres**  
*Patricia Gauksheim*  
Personal Representative  
by: **Patricia Gauksheim, personal representative**

**Nelly Y. Torres**  
*Nelly Y. Torres by Maria Robinson,*  
attorney-in-fact  
by: **Maria Robinson, attorney -in-fact**

State of Washington  
County of King

SS:

I certify that I know or have satisfactory evidence that Patricia Gauksheim is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) is authorized to execute the instrument and acknowledged it as the Personal Representative of the estate of Raul C. Torres & Nelly Y. Torres to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.  
Dated: May 8, 2012  
Given under my hand and official seal the day and year last above written.

*Lorena CondorpUSA*  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Redmond  
My Appointment expires: 05/09/13



Statutory Warranty Deed

**CW TITLE**

ACKNOWLEDGEMENT

ATTACHED TO AND MADE A PART OF:

Statutory Warranty Deed

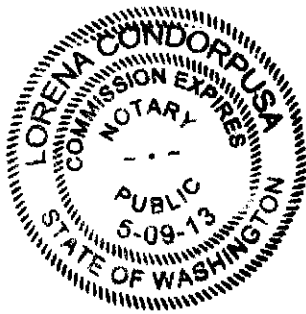
STATE OF WASHINGTON

County of King

}  
} SS:

I, Lorena Condorpusa, Notary Public, certify that I know or have satisfactory evidence that Maria Robinson, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and on oath stated that he/she is authorized to execute the instrument as the attorney in fact of Nelly Y. Torres to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 8, 2012



*Lorena Condorpusa*

Lorena Condorpusa  
Notary Public in and for the State of Washington  
Residing at Kirkland, Richmond, WA  
My appointment expires: 5-9-13



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Exhibit A

A. The right granted to the public to make all necessary slopes for cuts and fills, and the right to continue to drain the roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner. Common areas are dedicated to the Cedar Hills Community Association.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: November 2, 1965  
Recorded: November 17, 1965  
Auditor's No.: 674682

AMENDMENTS TO DECLARATION OF COVENANTS:

Recorded: January 6, 2000 and July 28, 2008  
Auditor's Nos.: 200001060016 and 200807280165

C. Easement provisions as contained on the face of the plat of Cedar Hills No. 3, 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 services shall be provided by underground service exclusively."

D. Building set back lines as delineated on the face of the Plat.

E. Conditions contained in an instrument recorded November 22, 1971, under Auditor's File No. 760997, as follows:

"Conditions for obtaining electric service: The cost of installing the underground electric service line from the service connection of any residence within the subdivision to the nearest transformer or handhole is the responsibility of the owner of each lot. Upon the application of the lot owner Puget Sound Power & Light Company will install such service line upon the following terms: (a) cost of up to 70 feet of service line; \$100 unless the residence qualifies for Puget Sound Power and Light Company's Residential Rate Schedule 7 in which case the cost is \$40; (b) Cost of service line over 70 feet in length; \$1.10 for each additional foot; (c) Payment to Puget Sound Power & Light Co. to be made at the time of application."

F. RESERVATION CONTAINED IN DEED:

Recorded: March 18, 1970  
Auditor's No.: 737059  
As Follows:

"Excepting the fee title to any street, road, lane, walkway, park, playground, pond, pool, or any other common property to be conveyed to the Cedar Hills Homeowners' Association, Inc., for the common enjoyment and benefit of all members thereof."



Exhibit A

If your real property is adjacent to real property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 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 operation 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.

