



201303140052

Skagit County Auditor

3/14/2013 Page

1 of

4

1:57PM

Document Title:

Statutory Warranty Deed

Reference Number :Grantor(s):

1. Kaylin Union

☐ additional grantor names on page ____

2. The AS Grant living Trust

Grantee(s):

1. Stacy Lawler

☐ additional grantee names on page ____

2. Edward Lawler

Abbreviated legal description:☐ full legal on page(s) ____

Lot 10 Cedar Hills #3

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

PG4341

I Donna Tenborg, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Donna Tenborg

Dated

3-14-13

When recorded return to:

Stacy Lynn Lawler and Edward O. Lawler
2340 Crosby Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No. 620017347

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kaylin Union, Successor Trustee of the A.J. Grant Living Trust, dated December 4, 1998

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Stacy Lynn Lawler and Edward O. Lawler, wife and husband

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

Lot 10, 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): 3880-000-010-0007 / P64341

Subject to:

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

Dated: March 11, 2013

Kaylin Union, Trustee of the A.J. Grant Living Trust, dated December 4, 1998

BY:

Kaylin Union
Kaylin Union
Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013862
MAR 14 2013

Amount Paid \$ 4544.00
Skagit Co. Treasurer
By Marn Deputy



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Skagit County Auditor

EXHIBIT "A"
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 and July 28, 2008
Auditor's No(s): 200001060016 and 200807280165, records of Skagit County, Washington
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CEDAR HILLS NO. 3:

Recording No: 700555
3. 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, records of Skagit County, Washington
Imposed By: Cedar Hills, Incorporated, etal
4. Covenants, conditions, and restrictions contained in instrument(s), 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: May 9, 1965
Auditor's No(s): 742110, records of Skagit County, Washington
Executed By: Kenneth L. White and G. Barbara White
5. Notice contained in deed

Recording Date: July 15, 2005
Recording No.: 200507150070
Regarding: Skagit County Right to Farm Ordinance
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Cedar Hills Homeowner's Association.
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.



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Skagit County Auditor

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of

San Diego

On

3-11-2013

before me,

Faneice T. O'Neal, Notary Public
(Here insert name and title of the officer)

personally appeared

Kaylin Union

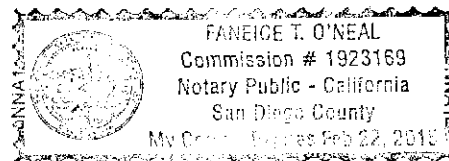
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Faneice T. O'Neal
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach



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