



201410270121

When recorded return to:

Wayne H. Duncan and Mary L. Blankenship
217 Brittany Street
Mount Vernon, WA 98274

Skagit County Auditor

\$74.00

10/27/2014 Page

1 of

3 1:23PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021858

CHICAGO TITLE
620021858

STATUTORY WARRANTY DEED

THE GRANTOR(S) James D. Perry and Kandice R. Perry, husband and wife

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

in hand paid, conveys, and warrants to Wayne H. Duncan and Mary L. Blankenship, husband and wife

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

Lot 31, CEDAR HEIGHTS WEST, according to the Plat thereof recorded September 22, 2006
under Auditor's File No. 200609220186, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125097, 4904-000-031-0000

Subject to:

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

Dated: October 23, 2014

James D. Perry

Kandice R. Perry

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144039
OCT 27 2014

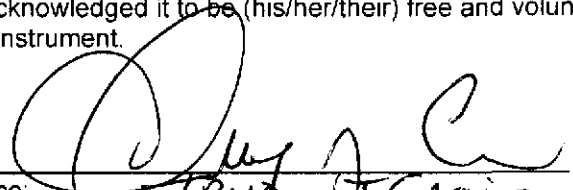
Amount Paid \$ 4,455.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
James D Perry AND Kandice R. Perry
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: 10-24-14


Name: Perry J. Crain
Notary Public in and for the State of Washington
Residing at: Ashtu
My appointment expires: 1-19-15



201410270121

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220169, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet of said premises adjacent to street
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 **CEDAR HEIGHTS WEST**.

Recording No: 200609220186
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: October 19, 2006
Auditor's No(s): 200610190062, records of Skagit County, Washington
Executed By: Cedar Heights LLC, a Washington limited liability company
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 19, 2006
Auditor's No(s): 200610190062, records of Skagit County, Washington
Imposed By: Cedar Heights LLC, a Washington limited liability company
5. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;
Recorded: April 2, 2007
Auditor's No(s): 200704020176, records of Skagit County, Washington
6. City, county or local improvement district assessments, if any
7. Assessments, if any, levied by City of Mount Vernon.
8. Assessments, if any, levied by Cedar Heights West Homeowner's Association.

