

When recorded return to:
Denver R. Fox and Michaela N. Fox
2100 S. Cedar Hills Drive
Mount Vernon, WA 98274



201504170076

Skagit County Auditor

\$73.00

4/17/2015 Page

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2 11:34AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620022319

CHICAGO TITLE

620022319

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald A. Cruz, An Unmarried person as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Denver R. Fox and Michaela N. Fox, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, "Plat of Cedar Hills No. 2", according to the plat thereof, recorded in Volume 8 of Plats,
Pages 99 and 100, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P64328, 3879-000-004-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022319, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: April 8, 2015

Gerald A. Cruz
Gerald A. Cruz

20151243
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2015

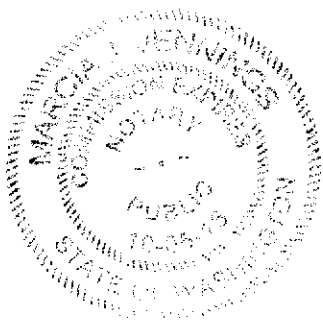
Amount Paid \$ 2946.43
By MF Skagit Co. Treasurer Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gerald A. Cruz

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: April 9, 2015



Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2016

SCHEDULE "B"

1. 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 **PLAT OF CEDAR HILLS NO. 2:**

Recording No.: 671695

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 5, 2000 & July 28, 2008

Recording No.: 200001060016 & 200807280165

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

Imposed by: Cedar Hills Homeowners Association

Recording Date: November 17, 1965

Recording No.: 674682 & any amendments thereto

4. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.