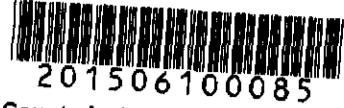


UNRECORDED

When recorded return to:  
Robert E. McNerney  
437 Brittany Street  
Mount Vernon, WA 98274



Skagit County Auditor  
6/10/2015 Page 1 of 2 3:40PM \$73.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024149

CHICAGO TITLE  
620024149 STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond A. Schemm and Jeanie M. Schemm, 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 Robert E. McNerney, an unmarried person

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

Lot 19, 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): P125085, 4904-000-019-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620024149, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: June 9, 2015

Raymond A. Schemm  
Raymond A. Schemm

Jeanie M. Schemm  
Jeanie M. Schemm

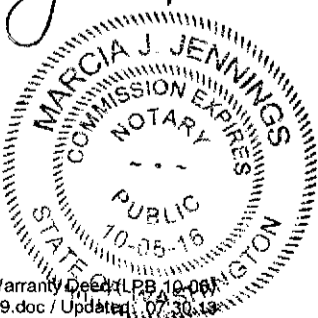
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152147  
JUN 10 2015

Amount Paid \$4,926.<sup>70</sup>  
Skagit Co. Treasurer  
By Man Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Raymond A. Schemm and Jeanie M. Schemm  
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: June 9, 2015



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Wailey  
My appointment expires: 10/5/2016

## SCHEDULE "B"

### SPECIAL 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: May 22, 2007  
Auditor's No(s).: 200705220060, 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.

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.