



201507300038

Skagit County Auditor \$73.00  
7/30/2015 Page 1 of 2 11:33AM

When recorded return to:  
Jose Diaz  
2115 South Cedar Hills Drive  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024442

**CHICAGO TITLE**  
**620024442 STATUTORY WARRANTY DEED**

THE GRANTOR(S) William J. Kotsogean and Barbara A. Kotsogean, each as their 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 Jose Diaz, an unmarried man and Yara O. Fernandez, an unmarried woman

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

Lot 18, "Cedar Hills No. 1," according to the plat thereof, recorded in Volume 8 of Plats, Pages 90 & 91, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P64324, 3878-000-018-0011.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024442, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: July 23, 2015

William J. Kotsogean

Barbara A. Kotsogean

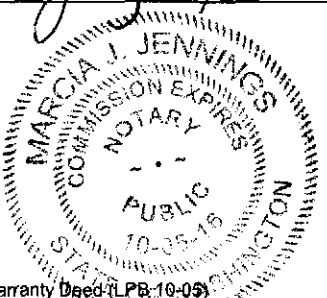
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20152974  
JUL 30 2015  
Amount Paid \$4,366.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that William J. Kotsogean and Barbara A. Kotsogean 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: July 28, 2015

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley  
My appointment expires: 10/15/2016



**SCHEDULE "B"**  
Special Exceptions

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. 1:**

Recording No.: 668231

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 No.: 200001060016 & 200807280165

3. Reservation contained in deed:

Recording Date: November 3, 1969  
Recording No.: 732637  
From: Cedar Hills, Inc., a Washington Corporation

4. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,

Recording Date: February 19, 2008  
Recording No.: 200802190198

5. 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 Homeowner's Association  
Recording Date: November 17, 1965  
Recording No.: 674682, and any amendments

6. Assessments, if any, levied by City of Mount Vernon.  
7. City, county or local improvement district assessments, if any.  
8. Assessments, dues and charges, if any, levied by Cedar Hills 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.