

When recorded return to:
Marge B. McCoy
217 Brittany Street
Mount Vernon, WA 98273



201508250064

Skagit County Auditor

\$73.00

8/25/2015 Page

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2 3:39PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024689

CHICAGO TITLE

620024689

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne H. Duncan and Mary L. Blankenship, 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 Marge B. McCoy, an unmarried individual
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: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024689, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: August 14, 2015

Wayne H. Duncan
Wayne H. Duncan

Mary L. Blankenship
Mary L. Blankenship

State of Washington
County of Skagit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3375

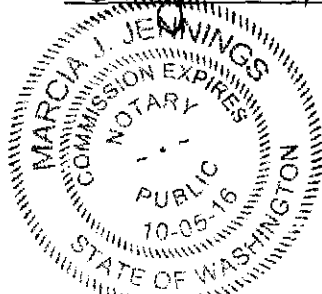
AUG 25 2015

Amount Paid \$ 4526.²⁰

Skagit Co. Treasurer
By HTS Deputy

I certify that I know or have satisfactory evidence that
Wayne H. Duncan and Mary L. Blankenship
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: August 14, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
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: April 2, 2007
Auditor's No(s): 200704020176, records of Skagit County, Washington
6. Skagit County Right to Farm Ordinance;

Recording Date: October 27, 2014
Recording No.: 201410270120
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Mount Vernon.
9. Assessments, if any, levied by Cedar Heights West Homeowner's Association