



201606090022

When recorded return to:  
Sarah Gregory  
2114 South Cedar Hills Drive  
Mount Vernon, WA 98274

Skagit County Auditor

\$75.00

6/9/2016 Page

1 of

3 12:07PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027149

CHICAGO TITLE

620027149

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wanda L. Vaught, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Sarah Gregory, an unmarried person

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

Lot 6, "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): P64330/3879-000-006-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20162348

JUN 9 2016

Amount Paid \$ 4152.40

Skagit Co. Treasurer

By #B

Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 23, 2016

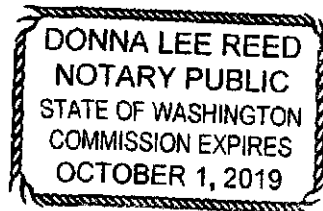
Wanda L. Vaught

Wanda L. Vaught  
by: Stephen B. Vaught  
Wanda L. Vaught by Stephen B Vaught, as Attorney In Fact

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Stephen B Vaught is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Wanda L. Vaught and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/8/16  
Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
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. 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. Assessments, dues and charges, if any, levied by Cedar Hills Homeowners Association.
5. City, county or local improvement district assessments, if any.