

When recorded return to:

Cheyenne M Walker
2400 Crosby Drive
Mount Vernon, WA 98274



201701180043

Skagit County Auditor
1/18/2017 Page

1 of

\$77.00
5 3:20PM

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1600965JB

Land Title and Escrow

Statutory Warranty Deed

01-160460-0

THE GRANTOR David Vogus and April First, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

CHEYENNE M. WALKER, AN UNMARRIED PERSON

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

Abbreviated Legal:
Lot 7, Cedar Hills No. 3.

Tax Parcel Number(s): P64338 / 3880-000-007-0002

Lot 7, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, Pages 36 and 37, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated January 11, 2017

David Vogus
David Vogus

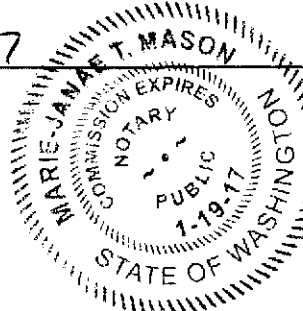
April First
April First

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that David Vogus and April First

is the person who appeared before me, and said person acknowledged that they ~~he/she~~ signed this instrument and acknowledge it to be their ~~his/her~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-12-17



Marie-Jane T. Mason
Notary Public in and for the State of WA
Residing at Meysville
My appointment expires: 1-19-17

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017200
JAN 18 2017

Amount Paid \$ 4,900.00
Skagit Co. Treasurer
By man Deputy

EXHIBIT “A”

Assessments, if any, due and owing Cedar Hills Homeowners Association (active as of November, 1999).

A. The right granted to the public to make all necessary slopes for cuts and fills, and the right to continue to drain the roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner. Common areas are dedicated to the Cedar Hills Community Association.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: November 2, 1965
Recorded: November 17, 1965
Auditor's No.: 674682

AMENDMENTS TO DECLARATION OF COVENANTS:

Recorded: January 6, 2000 and July 28, 2008
Auditor's Nos.: 200001060016 and 200807280165

C. Easement provisions as contained on the face of the plat of Cedar Hills No. 3, as follows:

"An easement is hereby reserved for and granted to Skagit Valley Telephone Company, Skagit TV Cable Company, and Puget Sound Power and Light Company, and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; Also hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively."

D. Building set back lines as delineated on the face of the Plat.

E. Conditions contained in an instrument recorded November 22, 1971, under Auditor's File No. 760997, as follows:

"Conditions for obtaining electric service: The cost of installing the underground electric service line from the service connection of any residence within the subdivision to the nearest transformer or handhole is the responsibility of the owner of each lot. Upon the application of the lot owner Puget Sound Power & Light Company will install such service line upon the following terms: (a) cost of up to 70 feet of service line; \$100 unless the residence qualifies for Puget Sound Power and Light Company's Residential Rate Schedule 7 in which case the cost is \$40; (b) Cost of service line over 70 feet in length, \$1.10 for each additional foot; (c) Payment to Puget Sound Power & Light Co. to be made at the time of application."

F. RESERVATION CONTAINED IN DEED:

Recorded: March 18, 1970
Auditor's No.: 737059
As Follows: "Excepting the fee title to any street, road, lane, walkway, park, playground, pond, pool, or any other common property to be conveyed to the Cedar Hills Homeowners' Association, Inc., for the common enjoyment and benefit of all members thereof."

G. SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Joshua K. DeWitt, an unmarried man
Grantee: David Vogus, a married man as his sole and separate property
Recorded: April 23, 2012
Auditor's File No.: 201204230221
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operations, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

COPY

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 25, 2016
between Cheyenne M Walker ("Buyer")
Buyer Buyer
and David Vegas ("Seller")
Seller Seller
concerning 2400 Crosby Drive Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Cheyenne M Walker 11/25/2016
Buyer Signature Date

Authentication
David Vegas 11/28/2016
Seller Signature Date

Buyer Date

Seller Date