

When recorded return to:  
Daniel Wilson  
1305 Taicott St  
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00  
8/30/2017 Page 1 of 4 1:34PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031578

CHICAGO TITLE  
U20031578

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joe L. Cruz, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Daniel Wilson, a single person

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

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

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

Lot(s): 18 Cedar Hills No. 3

Tax Parcel Number(s): P64349 / 3880-000-018-0009,

Subject to:

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

Dated: August 26, 2017

x   
\_\_\_\_\_  
Joe L. Cruz

x   
\_\_\_\_\_  
Yolanda Cruz

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174092  
AUG 30 2017

Amount Paid \$4,233.00  
Skagit Co. Treasurer  
By Deputy

**STATUTORY WARRANTY DEED**

(continued)

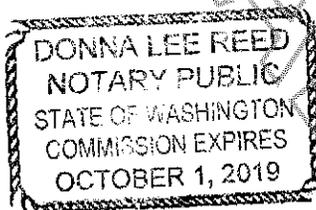
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Joe L. Cruz & Yolanda Cruz  
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/hers/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 8/28/17

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



UNRECORDED ORIGINAL DOCUMENT

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P64349 / 3880-000-018-0009**

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**PARCEL A:**

Lot 18, PLAT OF CEDAR HILLS NO. 3, according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington.

**PARCEL B:**

That portion of unopened Crosby Drive No. 7409 road right-of-way within the PLAT OF CEDAR HILLS NO. 3, according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington, lying between Lots 17 and 18 and further described as follows:

Beginning at the Northwest corner of Lot 17, PLAT OF CEDAR HILLS NO. 3, according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
Thence North 82°37'00" East along the North line thereof and said North line extended a distance of 162.41 feet to a point on the West line of Lot 18 of said PLAT OF CEDAR HILLS NO. 3;  
Thence South 07°23'00" East along said West line a distance of 47.46 feet to the true point of beginning;  
Thence along a curve to the left having a radius of 25.00 feet through a central angle of 124°30'00" an arc distance of 54.32 feet;  
Thence South 48°07'00" West to a point of intersection with a line drawn South 07°23'00" East from the point of beginning;  
Thence North 07°23'00" West to the true point of beginning.

ALL Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 6, 2000 and July 28, 2008  
Recording No.: 200001060016 and 200807280165

2. 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, Inc., et al  
Recording Date: November 17, 1965  
Recording No.: 674682

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 28, 2008  
Recording No.: 200807280165

3. 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 Hills No. 3:

Recording No: 700555

4. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Affects: Parcel B

5. City, county or local improvement district assessments, if any.  
6. Assessments, if any, levied by Cedar Hills Homeowners Association.