

When recorded return to:  
Joseph Wilbur and Claire Wilbur  
437 Brittany Street  
Mount Vernon, WA 98274



Skagit County Auditor \$77.00  
12/7/2017 Page 1 of 4 2:49PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032837

CHICAGO TITLE  
620032837

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Annette M. Chapman, Personal Representative of the Estate of Robert E McNeerney

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Claire Wilbur and Joseph Wilbur, a married couple

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

Lot 19, 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): P125085 / 4904-000-019-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175690  
DEC 07 2017

Amount Paid \$ 6233.22  
Skagit Co. Treasurer  
By *BI* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 27, 2017

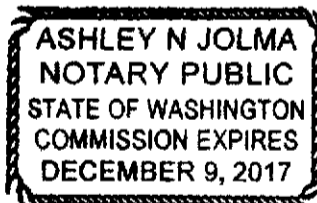
Estate of Robert E. McNerney

BY: Annette M. Chapman  
Annette M. Chapman  
Personal Representative

State of WASHINGTON  
County of CLARK

I certify that I know or have satisfactory evidence that Annette Maria Chapman is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Personal Representative of Estate of Robert E McNerney to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/30/2017  
Ashley N. Jolma  
Name: Ashley N. Jolma  
Notary Public in and for the State of WA  
Residing at: Battle Ground  
My appointment expires: 12/09/2017



**EXHIBIT "A"**  
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: May 22, 2007  
Auditor's No(s): 200705220060, records of Skagit County, Washington
  
6. 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

**EXHIBIT "A"**  
Exceptions  
(continued)

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."

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.