

When recorded return to:  
Danielle Martin and Darrek Martin  
2365 Crosby Drive  
Mount Vernon, WA 98274



201712290037

Skagit County Auditor \$76.00  
12/29/2017 Page 1 of 3 11:48AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033105

CHICAGO TITLE  
620033105

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ethan Toler, also shown of record as Ethan E. Toler and Megan Toler, who acquired title as Megan Spane, a married couple

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

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

Lot 24, CEDAR HILLS NO. 3, according to the plat thereof recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64355 / 3880-000-024-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


20176009  
DEC 29 2017

Amount Paid \$ 7,196.20  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**

(continued)

Dated: December 26, 2017

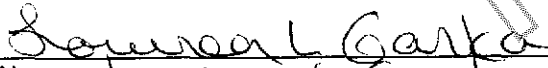
  
\_\_\_\_\_  
Ethan Toler

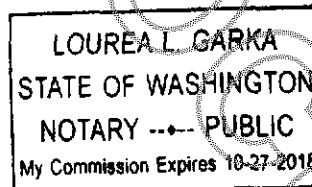
  
\_\_\_\_\_  
Megan Toler

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ethan Toler and Megan Toler are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 28, 2017

  
\_\_\_\_\_  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2018



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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. 3:**

Recording No: 700555

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 17, 1965

Auditor's No(s): 674682, records of Skagit County, Washington

Executed By: Cedar Hills Incorporated, et al

AMENDED by instrument(s):

Recorded: January 6, 2000 and July 28, 2008

Auditor's No(s): 200001060016 and 200807280165, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 17, 1965

Auditor's No(s): 674682, records of Skagit County, Washington

Imposed By: Cedar Hills, Incorporated, et al

4. Terms and provisions which specifically pertain to sale or use of the residence located on said premises and other matters relative to the building permit referred to herein, and any possible violation of Section 14.01.070 of the Amendment to the State Building Code; all as contained in Application for Owner-Builder Permit;

Recorded: September 27, 1996

Auditor's No(s): 9609270129, records of Skagit County, Washington

Any purchaser or mortgagee should make an inquiry with the Skagit County Building Department as to the present effect of said document.

5. Assessments, dues and charges, if any, levied by The Cedar Hills Home Owners Association.
6. City, county or local improvement district assessments, if any.