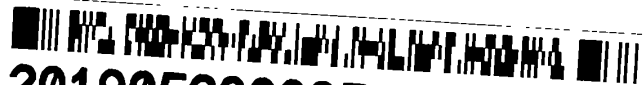


When recorded return to:
Bruce Orr and Nancy Orr
2305 Cedar Hills Place
Mount Vernon, WA 98274



201905230085

05/23/2019 03:50 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038013

CHICAGO TITLE
620038013

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judith A. White, 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 Bruce Orr and Nancy Orr, husband and wife and Joe Simpson and Margaret Simpson, husband and wife

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): 4 Cedar Hills No. 3 and Ptn of SW of 28-34-4

Tax Parcel Number(s): P64335 / 3880-000-004-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191946

MAY 23 2019

Amount Paid \$ 8193.⁰⁰
Skagit Co. Treasurer
By *Pham* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 14, 2019

X Judith A. White
Judith A. White

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Judith A. White is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/21/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/1/2019

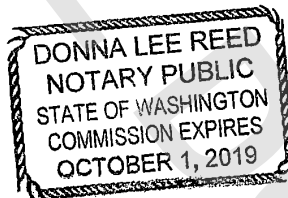


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64335 / 3880-000-004-0005

LOT 4, PLAT OF CEDAR HILLS NO. 3, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 36 AND 37, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, PLAT OF CEDAR HILLS NO. 3, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 36 AND 37, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 1°17'17" WEST ON A SOUTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 4 FOR A DISTANCE OF 16.31 FEET;
THENCE SOUTH 89°07'00" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 98.00 FEET TO A POINT BEARING SOUTH 1°17'17" WEST FROM THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 1°17'17" EAST FOR A DISTANCE OF 16.31 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 89°07'00" EAST ALONG THE SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 98.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PURSUANT TO SKAGIT COUNTY BLA NO. PL-0038

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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
Recording No.: 200001060016

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2018
Recording No.: 201812310125

2. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument:

Recording Date: November 17, 1965
Recording No.: 674682

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 Plat of Cedar Hills No. 3 in Volume 9 of Plats, Pages 36 and 37:

Recording No: 700555

4. 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

EXHIBIT "B"Exceptions
(continued)

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 Surveys:

Recording No.: 200802190198, which is a re-recording of Recording No. 200710170010

5. Terms and conditions of Landscaping License

Recording Date: March 16, 2009

Recording No.: 200903160138

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

7. City, county or local improvement district assessments, if any.

8. Assessments, if any, levied by Cedar Hills Homeowners Association.

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 23, 2019
between Bruce Orr, Nancy Orr Joe Simpson, Margaret Simpson ("Buyer")
Buyer Buyer
and White ("Seller")
Seller Seller
concerning 2305 Cedar Hills Place 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
[Signature] 04/23/2019
Buyer 12:11 PM PDT Date

[Signature] 4.23.19
Seller Date

Authentication
Nancy Orr 04/23/2019
Buyer 1:00:19 PM PDT Date

Seller Date

Authentication
Margaret Simpson 04/23/2019
4/23/2019 1:08:08 PM PDT

Authentication
Joe Simpson 04/23/2019
4/23/2019 1:23:44 PM PDT