

When recorded return to:
Scott Ely and Nicole Elliott
2207 South Cedar Hills Drive
Mount Vernon, WA 98274



201906140065

06/14/2019 01:52 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038066

CHICAGO TITLE
620038066

STATUTORY WARRANTY DEED

THE GRANTOR(S) Curt S. Lindsey, also appearing of record as Curtis S. Lindsey and Heather Lindsey, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Scott Ely and Nicole Elliott, a married couple

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

LOT 15, PLAT OF CEDAR HILLS NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,
PAGES 90 AND 91, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P64320 / 3878-000-015-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20192335

JUN 14 2019

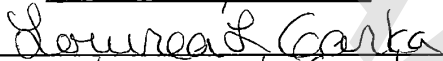
Amount Paid \$7,036.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2019


Curt S. Lindsey
Heather LindseyState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Curt S. Lindsey and Heather Lindsey 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: June 13, 2019
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Orlinton
My appointment expires: 10/27/2022

NOTARY PUBLIC STATE OF WASHINGTON LOUREA L. GARKA License Number 122836 My Commission Expires 10-27-2022
--

EXHIBIT "A"

Exceptions

1. 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 the Plat of Cedar Hills No. 1:

Recording No: 668231

2. 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, 2001
Recording No.: 200101060016

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

3. 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 above:

Imposed by: Cedar Hills, Inc.

4. 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 above:

Imposed by: Cedar Hills Home Owner's Association, Inc.

EXHIBIT "A"

Exceptions
(continued)

5. Reservations and recitals contained in the Deed as set forth below:

Grantor: Cedar Hills Development, LLC, a Washington limited liability company
Grantee: Curt S. Lindsey, a single man, as his separate estate
Dated: October 21, 2016
Recording Date: November 3, 2016
Recording No.: 201611030035

Said document provides for, among other things, the following: Exclusive Landscaping License

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 Home Owner's Association, Inc.
9. Assessments, if any, levied by Cedar Hills, Inc..

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

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 01, 2019
between Scott Ely Nicole Elliott ("Buyer")
Buyer Buyer
and Curt Lindsey Heather Lindsey ("Seller")
Seller Seller
concerning 2207 S Cedar Hills 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.

Scott Ely 05/01/19
Buyer Date
Heather Lindsey 05/01/19
Buyer Date

Curt Lindsey 6-13-2019
Authentication 05/03/2019
Heather Lindsey 6-13-2019
Authentication 05/03/2019
9/3/2019 1:34:16 PM PDT
9/3/2019 2:03:48 PM PDT