

**When recorded return to:**  
Kathleen Kramer  
2332 Crosby Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2295

Jun 25 2020

Amount Paid \$8752.60  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**020042570**

Escrow No.: 620042570

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jerome P. Ciciora, a married man, as his separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kathleen Kramer, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 11, "PLAT OF CEDAR HILLS NO. 3," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS,  
PAGES 36 AND 37, 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): P64342 / 3880-000-011-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 13, 2020

*Jerome P. Ciciora*  
Jerome P. Ciciora

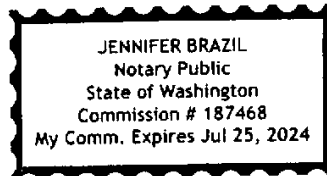
*Joy Peregrine Ciciora*  
Joy Peregrine Ciciora

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jerome P. Ciciora and Joy Peregrine Ciciora 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: 6-24-2020

*Jennifer Brazil*  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
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

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

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 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

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

## 5. Terms and conditions of Landscaping License

Recording Date: March 16, 2009  
Recording No.: 200903160138

## 6. 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 Survey :

Recording No: 200903170068

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

## 8. City, county or local improvement district assessments, if any.

## 9. Assessments, if any, levied by Cedar Hills Homeowners Association.