

When recorded return to:
Jeffrey D Felzer and Danielle L Felzer
2400 Crosby Drive
Mount Vernon, WA 98274

**LAND TITLE AND ESCROW
01-177688-O**

STATUTORY WARRANTY DEED

Order No.: 20-4118WA
Title Order No.: 20-4118WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2329

Jun 26 2020

Amount Paid \$7205.00

Skagit County Treasurer

By Heather Beauvais Deputy

THE GRANTOR(S)

Cheyenne M Walker, an unmarried person

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Jeffrey D Felzer and Danielle L Felzer, a married couple

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

**See Exhibit A attached hereto and by this reference incorporated herein and made a part
hereof.**

Abbreviated Legal: Lot 7, Cedar Hills No. 3.

Tax Parcel Number(s): 3880-000-007-0002, P64338

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS INCORPORATED HEREIN.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED: Declaration Dated: November 2, 1965 Recorded: November 17, 1965 Auditor's No.: 674682 Executed By: Cedar Hills, Inc. Declaration of Amendment to Covenants and Restrictions were recorded under Auditor's File Nos. 200001060016, 200807280165 and 201812310125.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Plat of Cedar Hills No. 3 Recorded: June 13, 1967 Auditor's No.: 700555

Conditions contained in an instrument recorded November 22, 1971, under Auditor's File No. 760997, as follows: "Conditions for obtaining electric service: The cost of installing the underground electric service line from the service connection of any residence within the subdivision to the nearest transformer or handhole is the responsibility of the owner of each lot. Upon the application of the lot owner Puget Sound Power & Light Company will install such service line upon the following terms: (a) cost of up to 70 feet of service line; \$100 unless the residence qualifies for Puget Sound Power and Light Company's Residential Rate Schedule 7 in which case the cost is \$40; (b) cost of service line over 70 feet in length; \$1.10 for each additional foot; (c) Payment to Puget Sound Power & Light Co. to be made at the time of application."

RESERVATION CONTAINED IN DEED: Recorded: March 18, 1970 Auditor's No.: 737059 As Follows: "Excepting the fee title to any street, road, lane, walkway, park, playground, pond, pool, or any other common property to be conveyed to the Cedar Hills Homeowners' Association, Inc., for the common enjoyment and benefit of all members thereof."

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE AND THE TERMS AND CONDITIONS THEREOF: Grantor: Joshua K. DeWitt, an unmarried man Grantee: David Vogus, a married man as his sole and separate property Recorded: April 23, 2012 Auditor's File No.: 201204230221 "Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operations, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on January 18, 2017 under Auditor's File No. 201701180043. Reference is made to said document for full particulars.

Dated: June 24, 2020

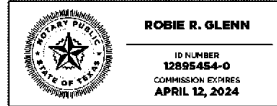
Cheyenne M Walker
Cheyenne M Walker

State of Texas
County of Dallas

I certify that I know or have satisfactory evidence that Cheyenne M Walker is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 06/24/2020

Robie R Glenn



Notary Public in and for the State of Texas
Residing at: Dallas County, TX
Appointment Expiration: 04/12/2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

Lot 7, "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.