

When recorded return to:
Billy M. Cox and Marisa Giovingo-Cox
1717 Hillcrest Parkway
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3340

Jul 22 2021

Amount Paid \$10942.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
CORPORATION WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048230

CHICAGO TITLE CO.
620048230

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hillcrest Village Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Billy M. Cox and Marisa Giovingo-Cox, a married couple

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

LOT 5, HILLCREST VILLAGE SHORT PLAT NO. MV-16-144, RECORDED JUNE 27, 2019
UNDER RECORDING NO. 201906270055, BEING A PORTION OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE
4 EAST, W.M. 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): P134738 / 340429-0-265-0503

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2021

Hillcrest Village, Inc.

BY: [Signature]
John J. Piazza, Jr.
Director

BY: [Signature]
Kimberly Piazza
Director

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that John J. Piazza Jr and Kimberly Piazza
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Director of Hillcrest Village, Inc. to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument.

Dated: July 21 2021

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

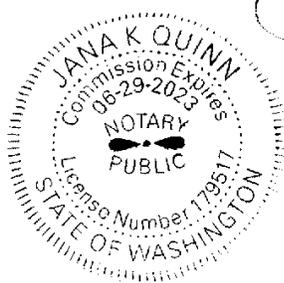


EXHIBIT "A"
Exceptions

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 Hillcrest Village Short Plat No. MV-16-144:

Recording No: 201906270055

2. Covenants, conditions and restrictions 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: June 27, 2019
Recording No.: 201906270056

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Hillcrest Village Homeowner Association
Recording Date: June 27, 2019
Recording No.: 201906270056

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy Inc.
Recording Date: August 21, 2017
Recording No.: 201708210161
Affects: As described in said document

5. Easement Agreement and the terms and conditions thereof:

Recording Date: September 11, 2018
Recording No.: 201809110023

6. Agreement for Lien for Deferral of Development Impact Fees including the terms, covenants and provisions thereof

Recording Date: April 25, 2019

EXHIBIT "A"
Exceptions
(continued)

Recording No.: 201904250051

7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.