

When recorded return to:
Morgan B. Byers and Jill K. Rohrs
2206 Cedar Hills Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3598
Aug 04 2021
Amount Paid \$5333.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048449

CHICAGO TITLE
020048449

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard S. Hungerford, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Morgan B. Byers, an unmarried person and Jill K. Rohrs, an
unmarried person

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

LOT 8, "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): P64314 / 3878-000-008-0005


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

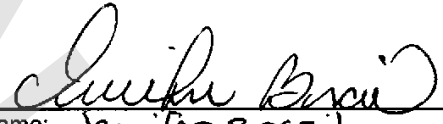
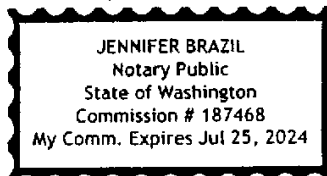
Dated: July 27, 2021



Richard S. Hungerford

Kelley K. HungerfordState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Richard S. Hungerford and Kelley K. Hungerford
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 30, 2021

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, 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

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: Cedar Hills Homeowners Association

Recording Date: November 17, 1965

Recording No.: 674682

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021

Tax Account No.: P64314 / 3878-000-008-0005

Levy Code: 2730

Assessed Value-Land: \$110,200.00

Assessed Value-Improvements: \$181,300.00

General and Special Taxes:

Billed: \$3,841.76

Paid: \$1,920.93

Unpaid: \$1,920.83

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