

**When recorded return to:**

Marguerite E. Pauley and Jesse L. Pauley  
17238 11th Ave NE  
Shoreline, WA 98155

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4146

Sep 08 2021

Amount Paid \$4129.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620047670

Escrow No.: 620047670

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cedar Hills Development, LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Marguerite E. Pauley and Jesse L. Pauley, wife and husband

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

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

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

Exhibit E of BLA 202105050043 being ptn of SW, 28-34N-4E, W.M.

Tax Parcel Number(s): P135573/ 340428-3-009-0309

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

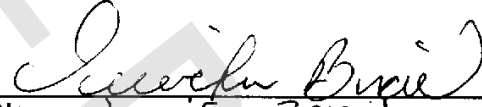
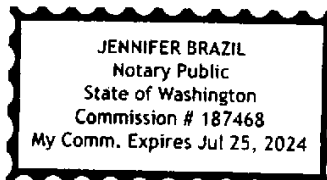
Dated: August 30, 2021

Cedar Hills Development, LLC  
A Washington limited liability companyBY: Gregg Davidson  
ManagerState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that \_\_\_\_\_

Gregg Davidson

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 Managing Partner of Cedar Hills Development LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-3-2021  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P135573/ 340428-3-009-0309**

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EXHIBIT E OF THAT BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 202105050043 IN THE RECORDS OF SKAGIT COUNTY BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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

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

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

Purpose: Ingress and egress, roadway and utilities  
Recording No.: 8601030052

Modification of said easement recorded under recording number 9002090062.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording No.: 200802190198, which is a re-recording of Recording No. 200710170010  
Matters shown: Landscaping encroachments and sheds

**EXHIBIT "B"****Exceptions  
(continued)**

5. 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 Boundary Line Adjustment :
- Recording No: 200901070067
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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Storm drainage, sanitary sewer line and temporary construction easement  
Recording Date: March 11, 2009  
Recording No.: 200903110142
8. Quit Claim Deed (Boundary Line Adjustment), and the terms and conditions thereof:
- Recording No.: 200903160136
9. Quit Claim Deed (Boundary Line Adjustment), and the terms and conditions thereof:
- Recording No.: 200903160137
10. Quit Claim Deed (Landscaping License) and the terms and conditions thereof:
- Recording No.: 200903160138
11. Quit Claim Deed (Landscaping License) and the terms and conditions thereof:
- Recording No.: 200903160139

**EXHIBIT "B"**Exceptions  
(continued)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: Storm drainage, sanitary sewer line and temporary construction easement  
Recording Date: January 26, 2012  
Recording No.: 201201260131
13. Quit Claim Deed (Boundary Line Adjustment), and the terms and conditions thereof:  
Recording No.: 201611030034
14. Quit Claim Deed (Landscaping License) and the terms and conditions thereof:  
Recording Date: November 3, 2016  
Recording No.: 201611030035
15. Quit Claim Deed (Boundary Line Adjustment), and the terms and conditions thereof:  
Recording No.: 201802270058
16. 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: 201911270100
17. Option, including the terms, covenants and provisions thereof  
Recording Date: January 14, 2020  
Recording No.: 202001140026
18. 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 Boundary Line Adjustment Deed:  
Recording No: 202105050043
19. Assessments, if any, levied by Cedar Hills Homeowners Association.

**EXHIBIT "B"**

Exceptions  
(continued)

20. City, county or local improvement district assessments, if any.
21. Skagit County Planning & Development Services Lot of Record Certification  
Recorded: June 8, 2021  
Recording Number: 202106080091
22. Skagit County Planning & Development Services Lot of Record Certification  
Recorded: June 8, 2021  
Recording Number: 202106080092