

When recorded return to:

Robert C. Mack, Jr. and Cydney Rochford  
2415 East Cedar Hills Drive  
Mount Vernon, WA 98274

GNW 22-16919

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Taylor and Melissa Taylor, husband and wife, 31119 Prevedell Road, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Robert C. Mack, Jr., an unmarried person, and Cydney Rochford, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 3, PLAT OF CEDAR HILLS NO. 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P64310

Dated: 11/16/22

Robert Taylor

Melissa Taylor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224650

Nov 18 2022

Amount Paid \$9963.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16919-KH

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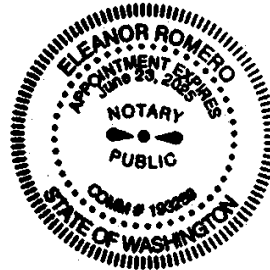
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of November, 2022 by Robert Taylor and Melissa Taylor.

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/2025



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2415 East Cedar Hills Drive, Mount Vernon, WA 98274  
Tax Parcel Number(s): P64310

**Property Description:**

Lot 3, PLAT OF CEDAR HILLS NO. 1, as per plat recorded in Volume 8 of Plats, pages 90 and 91, records of Skagit County, Washington.

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**EXHIBIT B**

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2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Declaration Dated: November 2, 1965 Recorded: November 17, 1965 Auditor's No.: 674682 Executed By: Cedar Hills, Inc. ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED: Recorded: January 6, 2000, July 28, 2008 and December 31, 2018 Auditor's No: 200001060016, 200807280165 and 201812310125 The Cedar Hills Homeowner's Association adopted By-Laws on November 13, 1995.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cedar Hills No. 1 recorded June 29, 1965 as Auditor's File No. 668231.

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12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded July 13, 2007 and November 16, 2016 as Auditor's File No. 200707130192 and 201611160080.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.