

When recorded return to:
Christian Olsen
2121 S Cedar Hills Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261297

Apr 30 2026

Amount Paid \$9295.00

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
620061915

Escrow No.: 620061915

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary T Downing, an unmarried person, as her 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 Lauren Svetlik, a single woman and Christian Olsen, a single
man, as joint tenants with right of survivorship

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.)

LT. 17, PLAT OF CEDAR HILLS NO. 1

Tax Parcel Number(s): P64322 / 3878-000-017-0004

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4/27/2026

Mary T. Downing
Mary T Downing

State of WashingtonCounty of SkagitThis record was acknowledged before me on April 27, 2026 by Mary T Downing.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

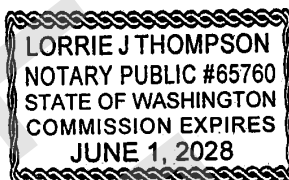


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64322 / 3878-000-017-0004

LOT 17, PLAT OF CEDAR HILLS NO. I, 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.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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, recorded in Volume 8 of Plats, Pages 90 and 91:

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

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

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, Inc
Recording Date: November 17, 1965
Recording No.: 674682

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "B"Exceptions
(continued)

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: 200802190198

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.