

When recorded return to:
Derk Dreeszen and Ann Dreeszen
2415 East Cedar Hills Dr
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262434
Jul 30 2026
Amount Paid \$11511.10
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620062202

Escrow No.: 620062202

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert C Mack, Jr, an unmarried person and Cydney Rochford, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Derk Dreeszen and Ann Dreeszen, a married couple

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 3, PLAT OF CEDAR HILLS NO. 1

Tax Parcel Number(s): P64310 / 3878-000-003-0000

Subject to:

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

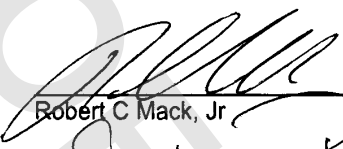
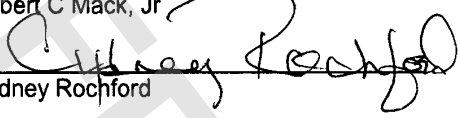
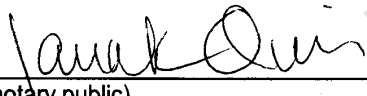
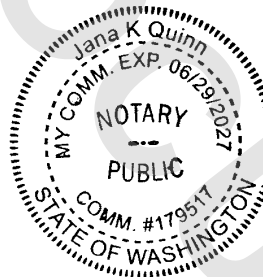
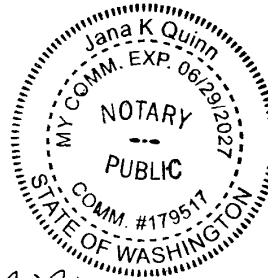
STATUTORY WARRANTY DEED
(continued)Dated: 7/28/2026
Robert C Mack, Jr.
Cydney RochfordState of Washington
County of SkagitThis record was acknowledged before me on July 29, 2026 by Robert C Mack, Jr.
(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 06/29/2027State of Washington
County of SkagitThis record was acknowledged before me on July 28, 2026 by Cydney Rochford.
(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64310 / 3878-000-003-0000

LOT 3, PLAT OF CEDAR HILLS NO. 1, ACCORDING TO THE PLAT THEREOF 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
Recording Date: July 28, 2008
Recording No.: 200807280165
4. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject

EXHIBIT "B"Exceptions
(continued)

property recorded July 13, 2007 and November 16, 2016 as Auditor File No. 200707130192 and 201611160080

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.