

AFTER RECORDING MAIL TO:
John Winchester
46737 Baker Loop Road
Concrete, WA 98237



200206260007
Skagit County Auditor
6/26/2002 Page 1 of 4 8:41AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101597-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Melvin P. Wheatley, Mona D. Wheatley
Grantee(s): John Winchester
Abbreviated Legal: Lot 23, CEDARGROVE ON THE SKAGIT, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3877-000-023-0007/P64084

THE GRANTOR MELVIN P. WHEATLEY and MONA D. WHEATLEY, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN WINCHESTER, a single person the following described real estate, situated in the County of Skagit, State of Washington: Lot 23, "CEDARGROVE ON THE SKAGIT", as per plat recorded in Volume 9 of Plats, pages 48 through 51, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
Subject to PUD Water Assessment No. 10 in the original amt. of \$2,929.01.
Subject to: Schedule "B-1" attached hereto and made a part thereof.

Including a 1980 ESPRT 52/14 Mobile Home License No. %24101.

Dated this 24th day of June, 2002

2831
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By Melvin P. Wheatley
Melvin P. Wheatley

By _____

By Mona D. Wheatley
Mona D. Wheatley

By _____
Amount Paid: 948.00
Skagit Co. Treasurer

STATE OF WASHINGTON }
County of Skagit } SS:

By [Signature] Deputy

I certify that I know or have satisfactory evidence that Melvin P. Wheatley and Mona D. Wheatley is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 25th, 2002

[Signature]
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



EXCEPTIONS:

A. Right granted to the public in the dedication of the plat to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon no drainage waters on any lot or lots shall be diverted or blocked from the natural course so as to discharge upon any public road right of way to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

B. Restrictions as contained on the face of the Plat, as follows:

"1. All lots shall be subject to an easement 5 feet in width parallel with and adjacent to all lot lines for purposes of utilities and drainage.

2. Septic tanks and drain fields shall not be constructed Northerly of a line 75 feet Southerly of the 185 foot contour (U.S.G.S. U.S.I.) on Lots 18 through 50 as shown on the face of this plat.

3. No building structure or fill shall be constructed below the 185 foot contour (U.S.G. U.S.I.) on Lots 18 through 50.

4. An easement 40 feet in width parallel with, adjacent to and above the mean high water line is reserved for flood protection purposes on Lots 18 through 50.

5. Minimum building and accessory structure setback lines as specified by Skagit County shall be adhered to on all lots in this plat."

C. Easement provision on the face of the Plat, as follows:

"An easement is hereby reserved under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 5 feet of side boundary lines of all lots for utility and drainage purposes."

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200206260007

Skagit County Auditor

6/26/2002 Page 2 of 4 8:41AM

EXCEPTIONS CONTINUED:

D. Conditions and restrictions contained in various contracts and deeds of record, as follows:

"Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cedargrove Maintenance Co., a non-profit, non-stock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cedargrove Maintenance Co. This provision is a covenant running with the land and is binding on the grantee, their heirs, successors and assigns.

- SUBJECT TO:
- (a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.
 - (b) Use of said property for residential purposes only.
 - (c) Questions that may arise due to shifting of the Skagit River."

NOTE: The face of the plat provides, as follows:

Skagit County shall not be responsible for flood control improvements. A 40 foot flood control easement shall be established and maintained on all waterfront lots, with ingress and egress rights for flood control purposes. The 40 foot easement shall be as measured from the mean high water line.

E. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

F. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Skagit River.

G. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.

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200206260007
Skagit County Auditor

6/26/2002 Page 3 of 4 8:41AM

EXCEPTIONS CONTINUED:

H. CONDITIONAL USE PERMIT AND THE TERMS AND CONDITIONS THEREOF

Permit No.: CU-83-014
Recorded: July 26, 1984
Auditor's File No.: 8407260002
Regarding: Reference is hereby made to the
record for full particulars

MPW AW



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