

AFTER RECORDING MAIL TO:

Name Ronald Howell & Jeann Howell

Address P.O. Box 625

City/State Concrete Washington



200309260216
Skagit County Auditor

9/26/2003 Page 1 of 3 3:06PM

Statutory Warranty Deed

THE GRANTOR Francis L. Bawden & Elaine Bawden husband and wife

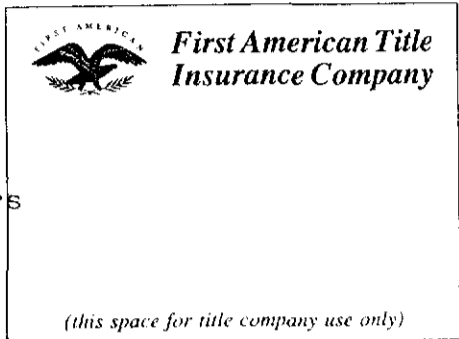
for and in consideration of Forty-two Thousand Dollars

in hand paid, conveys and warrants to Ronald M. Howell & V. Jeann Howell

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

Lot 75, "CEDARGROVE ON THE SKAGIT", As per plat recorded in volume 9 of plats, pages 48 to 51, inclusive, records of Skagit County, Washington, except mineral rights as reserved in deed from Federal Land Bank of Spokane, Recorded September 23, 1939 in volume 178 of deeds, page 69, under auditor's file no. 317248, records of Skagit County, Washington. Situated in County of Skagit, State of Washington. Together with a 1971 Lamplighter mobile home, 48 x 12 ID# 12318 situated on said property that shall not be removed or severed therefrom.

SUBJECT TO: See attached exhibit "A" hereto and by this reference made part hereof



Assessor's Property Tax Parcel/Account Number(s): P64137
3877-000-075-0004

Dated Sept. 22, 2003

Francis Lynn Bawden
Elaine Bawden

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
4985
SEP 26 2003

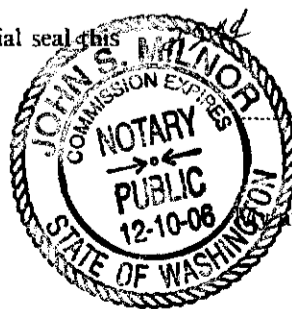
Amount Paid \$ 642.60
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON, }
County of Skagit } ss.

On this day personally appeared before me Francis Lynn Bawden and Elaine Bawden

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of September 2003



John S. Milnor
Notary Public in and for the State of Washington,
residing at Mount Vernon
appointment expires 12-10-06

PAGE 2 OF EXHIBIT "A"

Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments 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 is as measured from the mean high water line.

E. Any question that may arise due to shifting or changing in course of the Skagit River.

F. RESERVATION CONTAINED IN DEED:

Executed By:	The Federal Land Bank of Spokane
Dated:	SEPTEMBER 9, 1939
Recorded:	SEPTEMBER 23, 1939
Auditor's No.:	317248
Deed Records:	Volume 178, page 69
As Follows:	

"Reserving from the above described land 50% of all minerals, including oil and gas, in or under said land ..."

END OF EXHIBIT "A"



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Skagit County Auditor

EXHIBIT "A"

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 rerouting 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.S. 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."

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 ~~nonprofit, nonstock~~



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Skagit County Auditor

9/26/2003 Page

3 of

3 3:06PM