



201202280160  
Skagit County Auditor

2/28/2012 Page 1 of 5 1:50PM

When recorded return to:  
Daryl L. Brayton and Margaret L. Brayton  
8165 Cedar Grove Ave  
Concrete, WA 98237

Filed for record at the request of:  
**Fidelity National Title**  
Company  
5201 Olympic Dr NW, Suite 170  
Gig Harbor, WA 98335

CHICAGO TITLE  
6200/4477

Escrow No.: 611021498

**SPECIAL WARRANTY DEED**  
(Not Statutory)

THE GRANTOR(S)

PNC Bank, National Association

for and in consideration of

Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, bargains, sells, and conveys to

Daryl L. Brayton and Margaret L. Brayton, husband and wife

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

Lot 16, CEDARGROVE ON THE SKAGIT, according to the Plat thereof recorded in Volume 9 of  
Plats, pages 48 through 51, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P64077 and 3877-000-016-0006

Dated: 2/2/12

PNC Bank, National Association

BY: Mauricio J. Garcia  
Printed Name: Mauricio J. Garcia Officer  
Title: \_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 516  
FEB 28 2012

Amount Paid \$ 1518.<sup>00</sup>  
Skagit Co. Treasurer  
By mm Deputy

**SPECIAL WARRANTY DEED**  
(continued)


State of Ohio

County of Butler

I certify that I know or have satisfactory evidence that Mauricio J. Garcia Officer

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Officer of PNC Bank, National Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/2/12

  
Name: \_\_\_\_\_  
Notary Public in and for the State of Ohio  
Residing at: Greene County  
My appointment expires: \_\_\_\_\_  
Acting in: Butler County



**JILL A FORTNEY**  
Notary Public, State of Ohio  
My Commission Expires  
March 30, 2016



201202280160  
Skagit County Auditor

## SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201202280160  
Skagit County Auditor

2/28/2012 Page

3 of

5 1:50PM

**EXHIBIT "A"**

**SUBJECT TO SPECIAL EXCEPTIONS:**

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CEDARGROVE ON THE SKAGIT:

Recording No: 715090

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: April 14, 1994

Auditor's No(s): 9404140020, records of Skagit County, Washington

Executed By: Cedargrove Maintenance Company

AMENDED by instrument:

Recorded: November 2, 1995 and February 12, 1997

Auditor's No.: 9511020058 and 9702120073, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 14, 1994

Auditor's No(s): 9404140020, records of Skagit County, Washington

Imposed By: Cedargrove Maintenance Company

AMENDED by instrument:

Recorded: November 2, 1995 and February 12, 1997

Auditor's No.: 9511020058 and 9702120073, records of Skagit County, Washington

Exceptions and reservations as contained in instrument;

Recorded: September 23, 1939

Auditor's No.: 317248, records of Skagit County, Washington

Executed By: The Federal Land Bank of Spokane

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: December 11, 2007

Auditor's No(s): 200712110047, records of Skagit County, Washington

Executed By: Cedargrove Maintenance Company

AMENDED by instrument(s):

Recorded: November 21, 2008; October 8, 2009 and October 7, 2011

Auditor's No(s): 200811210102; 200910080108 and 201110070050, records of Skagit County, Washington

Covenants, conditions and restrictions contained in deed:

Auditor's File No.: 731752 and 732240, records of Skagit County, Washington

As Follows: Use of said property for residential purposes only



201202280160  
Skagit County Auditor

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Auditor's File No.: 731752 and 732240, records of Skagit County, Washington  
Imposed By: Skagit River Development Company

Bylaws and the terms and conditions thereof

Recording Date: September 11, 2006  
Recording No.: 200609110132

Modification(s) of said bylaws

Recording Date: October 7, 2011  
Recording No.: 201110070051

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.



201202280160  
Skagit County Auditor