



201511200111

Skagit County Auditor \$75.00
11/20/2015 Page 1 of 3 2:22PM

When recorded return to:
Dennis Witt
3519 Roland Drive
Kingman, IN 47952

Recorded at the request of:
Guardian Northwest Title
File Number: 110204

Statutory Warranty Deed

110204

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jessica R. Hanford, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dennis Witt, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 102, Cedargrove on the Skagit

Tax Parcel Number(s): P64168, 3877-000-102-0001

Lot 102, "CEDARGROVE ON THE SKAGIT", according to the plat recorded in Volume 9 of Plats pages 48 through 51, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 11-20-15

J. Hanford
Jessica R. Hanford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154738
NOV 20 2015

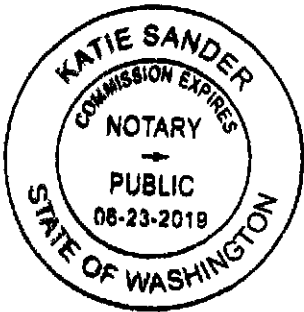
Amount Paid \$ 2,764.⁰⁰
Skagit Co. Treasurer
By 1/1/15 Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jessica R. Hanford, the persons who appeared before me, and said person(s) acknowledged that he/she they signed this instrument and acknowledge it to be his/her their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-20-15

Katie Sander
Printed Name: Katie Hickok Sander
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-23-19



SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Cedargrove on the Skagit
Recorded: June 25, 1968
Auditor's No: 715090

B. 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 is as measured from the mean high water line.

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

B. RESERVATIONS CONTAINED IN DEED

Executed by: The Federal Land Bank of Spokane
Recorded: September 23, 1939
Auditor's No.: 317248 Vol. 178, page 69
As Follows:

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

E. Terms and conditions of By-Laws of Cedargrove Maintenance Company, as recorded April 14, 1994 under Auditor's File No. 9404140020.

Modification of By-Laws as disclosed by instruments recorded under the following Auditor's File Numbers: 9408240092, 9511020058, 9702120073, 9906160085, 200206060084, 200609110132, 201104040113 and 201110070051.

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: December 10, 2007
Recorded: December 11, 2007
Auditor's No.: 200712110047
Executed By: Cedargrove Maintenance Company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: November 21, 2008, October 8, 2009, October 7, 2011
and October 3, 2013
Auditor's Nos.: 200811210102, 200910080108, 201110070050 and
201310030026