



Skagit County Auditor
4/29/2016 Page 1 of 3 10:51AM \$75.00

When recorded return to:
Wayne C. Prince

Recorded at the request of:
Guardian Northwest Title
File Number: 111131

Statutory Warranty Deed

111131
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR C. Fred Leonard, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wayne C. Prince as a single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 86, Plat of Cedargrove on the Skagit

Tax Parcel Number(s): P64150, 3877-000-086-0001

Lot 86, PLAT OF CEDARGROVE ON THE SKAGIT, according to the plat thereof 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 per Exhibit "A" attached hereto

Dated 4/26/16

Theresa Leonard POA for Charles Fred Leonard
C. Fred Leonard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161642
APR 29 2016

STATE OF Oregon }
COUNTY OF Multnomah } SS:

Amount Paid \$ 1429.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Theresa Leonard is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Attorney in Fact of C. Fred Leonard, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 26, 2016

[Signature]

Notary Public in and for the State of Oregon
Residing at Portland
My appointment expires: June 4, 2019



Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111131

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.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 111131
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D. 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 Cedar Grove 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: Cedar Grove 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

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

Recorded: September 19, 1977
Auditor's No.: 865032
Executed By: Skagit River Development Co.