



201605270152

Skagit County Auditor \$76.00
5/27/2016 Page 1 of 4 3:42PM

When recorded return to:
Richard M. Palmer
8331 Cedar Grove Avenue
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027173

CHICAGO TITLE
620027173 STATUTORY WARRANTY DEED

THE GRANTOR(S) Matt R. Kononen and Tawnya D. Kononen, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Richard M. Palmer, an unmarried person

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

Tract B, 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 Skagit County, Washington.

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

Tax Parcel Number(s): P64307 / 3877-000-299-0004,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 21, 2016

Matt R. Kononen
Matt R. Kononen

Tawnya D. Kononen
Tawnya D. Kononen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162144

MAY 27 2016

Amount Paid \$ 2835.20
Skagit Co. Treasurer
By *RAM* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Matt R. Kononen and Tawnya D. Kononen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 24, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Sheltonish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"

Exceptions

1. 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

2. 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

3. 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

4. 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

5. 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

6. Skagit County Conditional Agreement - Alternative Sewage System Installations including the terms, covenants and provisions thereof

Recording Date: September 14, 1992

Recording No.: 9209140063

7. Bylaws and the terms and conditions thereof

Recording Date: September 11, 2006

Recording No.: 200609110132

Modification(s) of said bylaws

EXHIBIT "A"

Exceptions
(continued)

Recording Date: October 7, 2011, April 4, 2011 and October 3, 2013
Recording No.: 201110070051, 201104040113 and 201310030026

8. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: September 24, 2008
Recording No.: 200809240077

9. Title Notification - Waiver of 200 Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: September 24, 2008
Recording No.: 200809240078

10. City, county or local improvement district assessments, if any.

11. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.