

When recorded return to:
Herbert T. Starzl and Carol A. Starzl
46399 Baker Loop Road
Concrete, WA 98237



Skagit County Auditor **\$76.00**
12/7/2016 Page 1 of 4 11:36AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029355

CHICAGO TITLE
620029355

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joe G. Callender and Mary E. Callender, 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 Herbert T. Starzl and Carol A. Starzl, a married couple

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

Lots 72 and 73, CEDARGROVE ON THE SKAGIT, according to the plat thereof, recorded in Volume 9 of Plats, pages 48 to 51, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64135 / 3877-000-073-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165522
DEC 07 2016

Amount Paid \$ 1679
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 1, 2016

Joe G. Callender
Joe G. Callender

Mary E. Callender
Mary E. Callender

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joe G. Callender and Mary E. Callender 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: December 6, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish 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: August 24, 1994
Auditor's No(s): 9408240092 being a re-recording of 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

EXHIBIT "A"

Exceptions
(continued)

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, October 7, 2011 and May 24, 2016

Auditor's No(s): 200811210102; 200910080108, 201110070050 and 201605240048,
records of Skagit County, Washington

6. Covenants, conditions and restrictions contained in deed;
Auditor's File No.: 864156, records of Skagit County, Washington
As Follows: Use of said property for residential purposes only
7. 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.: 864156, records of Skagit County, Washington
Imposed By: Skagit River Development Company
8. 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, April 4, 2011 and October 3, 2013
Recording No.: 201110070051, 201104040113 and 201310030026
9. Assessments, if any, levied by Skagit County PUD No. 1.
10. City, county or local improvement district assessments, if any.
11. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.