



201706270054

When recorded return to:
Diane Sipe
46721 Baker Loop Road
Concrete, WA 98237

Skagit County Auditor \$76.00
6/27/2017 Page 1 of 4 1:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031236

CHICAGO TITLE

020031236

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon C Evans, a married man as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Diana Sipe, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:
Tract 25, 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 Skagit County, Washington.

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

Tax Parcel Number(s): P64086 / 3877-000-025-0005,

Subject to:

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

Dated: June 14, 2017

Jon C Evans

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017-2557
JUN 27 2017

Amount Paid \$ 182950
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jon C Evans is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 15, 2017

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. By-laws of Cedargrove Maintenance Company, including the terms, covenants and provisions thereof;

Recording Date: April 14, 1994

Recording No.: 9404140020

Modification(s) of said by-laws;

Recording Date: November 2, 1995 and February 12, 1997

Recording No.: 9511020058 and 9702120073

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cedargrove Maintenance Company

Recording Date: April 14, 1994

Recording No.: 9404140020

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 1995, February 12, 1997 and June 6, 2002

Recording No.: 9511020058, 9702120073 and 200206060084

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 11, 2007

Recording No.: 200712110047

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: November 21, 2008, October 8, 2009, October 7, 2011 and May 24, 2016
Recording No.: 200811210102, 200910080108, 201110070050 and 201605240048

5. Cedargrove Maintenance Company By-Laws;

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

Amendment thereto;

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

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Cedargrove Maintenance Company.