

When recorded return to:
Manuel Harrison Weita Ang, Jr.
19315 40th Ave W #D5
Lynnwood, WA 98036



201712140072

Skagit County Auditor \$77.00
12/14/2017 Page 1 of 4 11:45AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175781
DEC 14 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033068

Amount Paid \$ 485⁰⁰
Skagit Co. Treasurer
By *MG* Deputy

CHICAGO TITLE
620033068

STATUTORY WARRANTY DEED

THE GRANTOR(S) Liam Coughlan, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Manuel Harrison Weita Ang, Jr., an unmarried person

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

Lot 75, CEDARGROVE ON THE SKAGIT, according to the Plat thereof recorded in Volume 9 of Plats, pages 48 through 51, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64137 / 3877-000-075-0004,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 1, 2017

[Signature]
Liam Coughlan

State of WASHINGTON
County of Skagit

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

Dated: December 1, 2017

[Signature]
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 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.: 883504, 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.: 883504, 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
9. **Statutory rights of redemption for a period of three years from the tax foreclosure held on December 2, 2016. And the right of any party interested to sue or petition to have set aside, modified or contest the tax foreclosure through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing party**
10. Assessments, if any, levied by Skagit County PUD No. 1.
11. City, county or local improvement district assessments, if any.
12. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.