

When recorded return to:

Lee Lapalm  
Lot 52 and 53 Baker Loop Road  
Concrete, WA 98237



201712220059

Skagit County Auditor \$77.00  
12/22/2017 Page 1 of 4 1:35PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033194

CHICAGO TITLE  
W20033194

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ellen Roff, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Lee Lapalm, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:  
Lots 52 and 53, 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): P64112 / 3877-000-052-0001, P64113 / 3877-000-053-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175928  
DEC 22 2017

Amount Paid \$ 539.<sup>00</sup>  
Skagit Co. Treasurer  
By *Thlm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 18, 2017

Ellen Roff  
Ellen Roff

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ellen Roff is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 21, 2017

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.: 8601030042, 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.: 8601030042, 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. Assessments and connection charges for Local Utility District No. 10, as established by Public Utility District No. 1 of Skagit County, as disclosed by instrument  
Recorded: July 16, 1992  
Auditor's No.: 9207160066, records of Skagit County, Washington  
Roll No.: 151 and 152  
Amount: \$2,794.63 and 2,794.63
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Skagit County PUD No. 1.
12. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.