

When recorded return to:
Mathew Smith
46768 Baker Loop Road
Concrete, WA 98237



201806070045

06/07/2018 03:27 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020034458

Escrow No.: 620034458

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron Brown, 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 Mathew Smith, an unmarried person

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

Lot 210, 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): P64292 / 3877-000-210-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20182447

JUN 07 2018

Amount Paid \$ 2691.91
Skagit Co. Treasurer
By **HB** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 5-23-18

Aaron Brown
Aaron Brown

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Aaron Brown 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: 5-23-18

Teresa D Varnes
Name: Teresa D Varnes
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 5/29/19

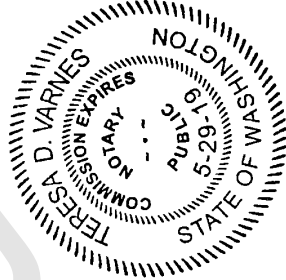


EXHIBIT "A"
Exceptions

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

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.: 8002140022, 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.: 8002140022, 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. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

 Recording Date: June 10, 2002
 Recording No.: 200206100266
 Matters shown: Possible encroachment of a fence along the Easterly line of said premises

10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

EXHIBIT "A"

Exceptions
(continued)

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