


When recorded return to:
Robert L. Dignum and Margarette E. Dignum
3280 Brooks Hills Rd #A
Langley, WA 98260


201807170131
07/17/2018 03:39 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035175

CHICAGO TITLE
620035175

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawn Scott Thompson, 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 Robert L. Dignum and Margarette E. Dignum, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 123, 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): P64190 / 3877-000-123-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183126
JUL 17 2018

Amount Paid \$ 2780.02
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 12, 2018

x Shawn Thompson
Shawn Scott Thompson

x Danna L. Thompson
Danna Thompson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Shawn Scott Thompson and Danna Thompson are the person(s) who appeared before me, and said person(s) 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: 7/13/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

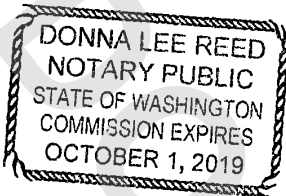


EXHIBIT "A"
Exceptions

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.: 734851, 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.: 734851, 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. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Skagit County PUD No. 1.
11. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.