

When recorded return to:

Jason Roberts  
346 South Cobb Avenue  
Arlington, WA 98223

201808280090  
08/28/2018 01:35 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: C1800913M

CHICAGO TITLE  
620035780

Statutory Warranty Deed

THE GRANTOR Murlene Wickstrom-Jones, an unmarried person as a separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason Roberts, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 149, Cedargrove on the Skagit, Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P64221/3877-000-149-0006

Dated August 27, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201808280090  
AUG 28 2018  
Amount Paid \$ 1251.00  
Skagit Co. Treasurer  
By MKA Deputy

*Murlene Wickstrom-Jones*  
Murlene Wickstrom-Jones

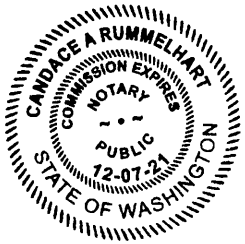
STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Murlene Wickstrom-Jones

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-28-2018

*Candace A Rummelhart*  
Candace A Rummelhart  
Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires: 12-7-2021



**EXHIBIT A**

Lot 149, Cedargrove on the Skagit, according to the plat thereof, recorded in Volume 9 of plats, page 48, records of Skagit County, Washington.

Situate in Skagit County, Washington.

**SUBJECT TO:**

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

Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: March 2, 1981  
Recording No.: 8103020013

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

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

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

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  
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 and October 7, 2011  
Auditor's No(s): 200811210102; 200910080108 and 201110070050, records of Skagit County, Washington

Covenants, conditions and restrictions contained in deed;  
Auditor's File No.: 787627, records of Skagit County, Washington  
As Follows: Use of said property for residential purposes only

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.: 787627, records of Skagit County, Washington  
Imposed By: Skagit River Development Company

**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, October 7, 2011 and October 3, 2013  
Recording No.: 201110070051, 201104040113, 201110070051 and 201310030026

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 7, 2018  
between Jason Roberts ("Buyer")  
Buyer Buyer  
and Murlene Wickstrom-Jones ("Seller")  
Seller Seller  
concerning 46212 Baker Drive Concrete WA 98237 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities, including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Jason Roberts 8-28-18 Murlene Wickstrom-Jones  
Buyer Date Seller Date

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Buyer Date Seller Date

