

When recorded return to:

Julia A. Broeders
1415 84th Street Southeast, #186
Everett, WA 98208

GNW 21-11401

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon Evans, an unmarried man, 900 Cowichan Pl, La Conner, WA 98257,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Julia A. Broeders, a married woman

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lots 26, Cedar Grove on the Skagit

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P64087

Dated: July 12, 2021

Jon Evans
Jon Evans

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3213

Jul 15 2021

Amount Paid \$965.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

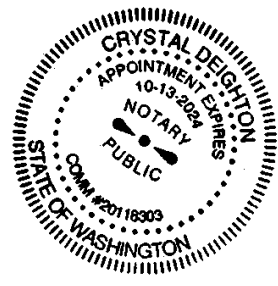
I certify that I know or have satisfactory evidence that Jon Evans is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12 day of July, 2021

Crystal Deigh
Signature

Escrow Assistant
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 46717 Baker Loop Road, Concrete, WA 98237
Tax Parcel Number(s): P64087

Property Description:

Tract 26, CEDARGROVE ON THE SKAGIT, according to the plat thereof, recorded in Volume 9 of Plats, pages 48, through 51, records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

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1. Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.
2. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely.

This Exception will be deleted if the County Offices are open on the day of Closing.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cedargrove on the Skagit recorded June 25, 1966 as Auditor's File No. 715090.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedargrove Maintenance Company, recorded December 11, 2007 as Auditor's File No. 200712110047.

The above is amended by documents recorded November 21, 2008, October 8, 2009, October 7, 2011, October 3, 2013, and May 24, 2016 as Auditor's File No. 200811210102, 200910080108, 201110070050, and 201605240048 respectively.

5. Terms and conditions of Articles of Incorporation and Bylaws of Cedargrove Maintenance Company, including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 9404140020.

The above is amended according to documents recorded August 24, 1994, November 2, 1995, February 12, 1997, June 16, 1999, June 6, 2002, September 11, 2006, April 4, 2011, October 7, 2011, & October 3, 2013 as Auditor's File No. 9408240092, 9511020058, 9702120073, 9906160085, 200206060084, 200609110132, 201104040113, 201110070051, & 201310030026 respectively.

6. Reservations, provisions and/or exceptions contained in instrument executed by The Federal Land Bank of Spokane, recorded September 23, 1939 as Auditor's File No. 317248.

7. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

8. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.

9. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the

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tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

10. Lot certification, including the terms and conditions thereof, recorded March 16, 2021 as Auditor's File No. 202103160113. Reference to the record being made for full particulars. The company makes no determination as to its affects.