

AFTER RECORDING MAIL TO:

Name **CAROLYN MALOON JONES**,
Address **46120 BAKER DRIVE**
City, State, Zip **CONCRETE, WA 98237**
B164953

Filed for Record at Request of First American Title of Skagit County



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Skagit County Auditor
4/20/2001 Page 1 of 4 4:04:42PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
ACCOMMODATION RECORDING ONLY

B164953

THE GRANTOR WESLEY H. ROSENBACH and MILDRED I. ROSENBACH, Husband and Wife for and in consideration of **Ten Dollars and other valuable consideration** in hand paid, conveys and warrants to **CAROLYN MALOON JONES, An Unmarried Woman** the following described real estate, situated in the County of **SKAGIT**, State of Washington:

Tract 143, "CEDARGROVE ON THE SKAGIT", as per plat recorded in Volume 9 of Plats, pages 48 to 51, inclusive, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "A" and by this reference made a part hereof and Second half 2001 taxes.

40432
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

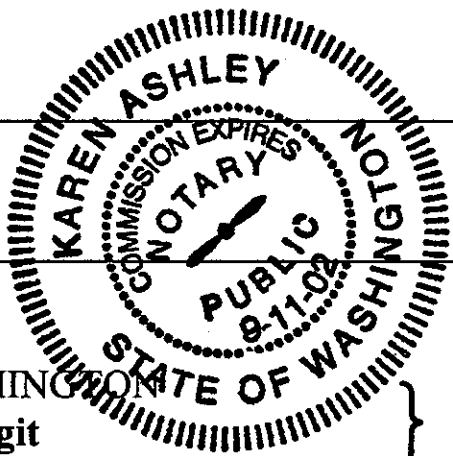
APR 20 2001

Assessor's Property Tax Parcel Account Number(s): **3877-000-143-0010 R64214**

Amount Paid \$ **1071.00**

Dated April 19, 2001.

Skagit County Treasurer
By: Deputy



Wesley H. Rosenbach
WESLEY H. ROSENBACH

Mildred I. Rosenbach
MILDRED I. ROSENBACH

STATE OF WASHINGTON }
COUNTY OF Skagit } SS

I certify that I know or have satisfactory evidence that **WESLEY H. ROSENBACH and MILDRED I. ROSENBACH** are the persons who appeared before me, and said persons 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: April 20, 2001

Karen Ashley **Karen Ashley**
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/02

EXHIBIT "A"

- A. Right granted to the public in the dedication of the plat to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon no drainage waters on any lot or lots shall be diverted or blocked from the natural course so as to discharge upon any public road right-of-way to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.
- B. Restrictions as contained on the face of the Plat, as follows:
- "1. All lots shall be subject to an easement 5 feet in width parallel with and adjacent to all lot lines for purposes of utilities and drainage.
 2. Septic tanks and drain fields shall not be constructed Northerly of a line 75 feet Southerly of the 185 foot contour (U.S.G.S. U.S.I.) on Lots 18 through 50 as shown on the face of this plat.
 3. No building structure or fill shall be constructed below the 185 foot contour (U.S.G.S. U.S.I.) on Lots 18 through 50.
 4. An easement 40 feet in width parallel with, adjacent to and above the mean high water line is reserved for flood protection purposes on Lots 18 through 50.
 5. Minimum building and accessory structure setback lines as specified by Skagit County shall be adhered to on all lots in this plat."
- C. Easement provision on the face of the Plat, as follows:
- "An easement is hereby reserved under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 5 feet of side boundary lines of all lots for utility and drainage purposes."



200104200123
Skagit County Auditor

D. Conditions and restrictions contained in various contracts and deeds of record as follows:

"Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cedargrove Maintenance Co., a nonprofit, nonstock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cedargrove Maintenance Co. This provision is a covenant running with the land and is binding on the grantee, their heirs, successors and assigns.

- SUBJECT TO:
- (a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.
 - (b) Use of said property for residential purposes only.
 - (c) Questions that may arise due to shifting of the Skagit River."

NOTE: The face of the plat provides, as follows:

Skagit County shall not be responsible for flood control improvements. A 40 foot flood control easement shall be established and maintained on all waterfront lots, with ingress and egress rights for flood control purposes. The 40 foot easement is as measured from the mean high water line.

E. Any question that may arise due to shifting or changing in course of the Skagit River.



200104200123
Skagit County Auditor

4/20/2001 Page 3 of 4 4:04:42PM

F. RESERVATION CONTAINED IN DEED:

Executed By:	The Federal Land Bank of Spokane
Dated:	SEPTEMBER 9, 1939
Recorded:	SEPTEMBER 23, 1939
Auditor's No.:	317248
Deed Records:	Volume 178, page 69
As Follows:	

"Reserving from the above described land 50% of all minerals, including oil and gas, in or under said land ..."

G. Terms and conditions of By-Laws of Cedargrove Maintenance Company as recorded April 14, 1994, under Auditor's File No. 9404140020.

Modification of By-Laws as disclosed by instruments recorded under the following Auditor's File Numbers: 9408240092, 9511020058, 9702120073 and 9906160085.



200104200123
, Skagit County Auditor