

When recorded return to:

Ben Klein  
46379 Baker Loop Road  
Concrete, Wa. 98237



200607100191  
Skagit County Auditor

7/10/2006 Page 1 of 3 4:00PM

Recorded at the request of:  
First American Title  
File Number: B88534

### Statutory Warranty Deed

THE GRANTOR JEFFREY A. CHRISTOFERSON PERSONAL REPRESENTATIVE OF THE ESTATE OF ALAN G. CHRISTOFERSON for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benjamin D. Klein, as his/her separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
B88534E-1

Abbreviated Legal:  
Lot 76, "CEDARGROVE ON THE SKAGIT"

Tax Parcel Number(s): P64138, 3877-000-076-0003

Lot 76, "CEDARGROVE ON THE SKAGIT", according to the plat thereof, recorded in Volume 9 of Plats, pages 48 through 51, inclusive, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, as per Exhibit "A" attached hereto and made a part hereof.

Dated July 5, 2006

Jeffrey A. Christoferson, Personal Representative of the Estate of Alan G. Christoferson, deceased

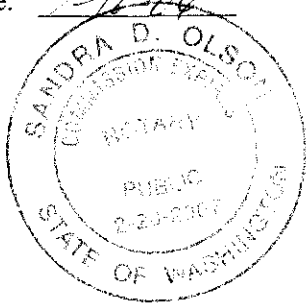
*Jeffrey A. Christoferson*  
By: Jeffrey A. Christoferson, Personal Representative

3479  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
JUL 10 2006  
Amount Paid \$ 2586.00  
Skagit County Treasurer  
By: *tr* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey A. Christoferson, Personal Representative of the Estate of Alan G. Christoferson, deceased, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7/10/06



*Sandra D. Olsson*  
Notary Public in and for the State of Washington  
Residing at Burlington WA  
My appointment expires: 2-20-07

EXHIBIT "A"

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Cedargrove on the Skagit  
Auditor's No: 715090

Said matters include but are not limited to the following:

1. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. Minimum building and accessory structure setback lines as specified by Skagit County shall be adhered to on all lots in this plat.
7. "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."



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B. 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 non-profit, non-stock 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.

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

D. RESERVATIONS CONTAINED IN DEED

Executed by: The Federal Land Bank of Spokane  
Recorded: September 23, 1939  
Auditor's No: 317248 Vol. 178, page 69  
As Follows:

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

E. 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, 9906160085 and 200206060084.

F. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Jack W. Elston and Dora Ivonna Elston, husband and wife  
Recorded: December 21, 1990  
Auditor's No.: 9012210049  
As Follows: This property is in the flood plain



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