



200903060120
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name

Address 46018 Baker Dr.

City, State, Zip Concrete, WA 98237

GUARDIAN NORTHWEST TITLE CO.

46610

Escrow Number: RO9-00138A-PS

Special Warranty Deed

THE GRANTOR(S) The Secretary of Veterans Affairs, an officer of the United States of America, and to His/Her successors in such office., whose address Department of Veterans Affairs, Washington DC 20420 for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

an unmarried person

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

Lot 135, "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:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 3877-000-135-0002 (P64205)

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Pursuant to provisions of 38 U.S.C. 3720 (a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property

Dated March 2, 2009

The Secretary of Veterans Affairs, an officer of the United States of America, and to His/Her successors in such office.

By:

Fadarryl Lundy

Its: Asst. Secretary

Countrywide Pursuant to a delegation of authority
Contained in 38. C.F.R. § 36.4342 (f)

SKAGIT COUNTY WASHINGTON
REAL ESTATE TAX

Amount Due
Skagit County

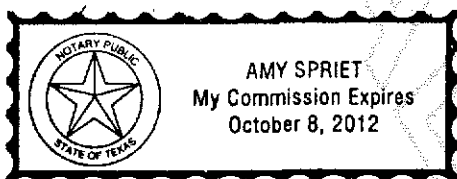
STATE OF Texas
Collin COUNTY

On this date, before me personally appeared Fadarryl Lundy,
pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to
me known to be the person who executed the foregoing instrument on behalf
of the Secretary of Veterans Affairs, and acknowledged that he executed the
same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal
in the State of Texas aforesaid, this 2 day of
March, 2008, 9

Notary Public

My term expires:



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EXHIBIT "A "

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, 200206060084 and 200609110132.



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F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: December 10, 2007
Recorded: December 11, 2007
Auditor's No.: 200712110047
Executed By: Cedargrove Maintenance Company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: November 21, 2008
Recorded: November 21, 2008
Auditor's No.: 200811210102

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 21, 1995
Auditor's No.: 9503210035
Regarding: On-site sewage system status

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

