

When recorded return to:
Allen Atwood and Karen Atwood
46596 Baker Loop Road
Concrete, WA 98237



201012300114

Skagit County Auditor

12/30/2010 Page 1 of 4 1:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011618

STATUTORY WARRANTY DEED

THE GRANTOR(S) Coach Corral, Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00)ten dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Karen J. Atwood and Allen L. Atwood, wife and husband

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

Lot 185, CEDARGROVE ON THE SKAGIT, according to the Plat thereof recorded in Volume 9 of Plats, pages 48 through 51, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P64265, 3877-000-185-0001

Tax Parcel Number(s):

Subject to:

Easements, Reservations, Conditions, Covenants and Restrictions, of record, as attachedf hereto and made a part hereof by reference

Dated: December 27, 2010

Coach Corral, Inc

BY: 

Keith Padget, Secretary

3997
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 30 2010

Amount Paid \$ 447.90
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Keith Padget

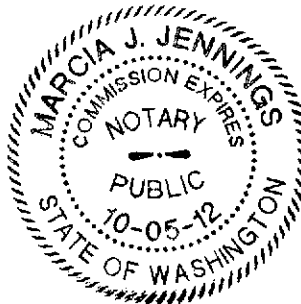
is/are the person(s) who appeared before me, and said person acknowledged that
(he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the
instrument and acknowledged it as the Secretary of Coach Corral, Inc. to be the free and voluntary act
of such party for the uses and purposes mentioned in the instrument.

Dated: December 29, 2010

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2012



201012300114
Skagit County Auditor

EXHIBIT "A"
Exceptions

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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: 715190

2. 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

3. 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

4. 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

5. 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

Auditor's No(s): 200811210102; 200910080108, records of Skagit County, Washington

6. Covenants, conditions and restrictions contained in deed;

Recorded: April 21, 1981

Auditor's File No.: 8104210012, records of Skagit County, Washington

As Follows: Use of said property for residential purposes only



201012300114
Skagit County Auditor

EXHIBIT "A" Exceptions

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: April 21, 1981
Auditor's No(s): 8104210012 records of Skagit County, Washington
Imposed By: Skagit River Development Company
8. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201012300114
Skagit County Auditor