

**When recorded return to:**

Levi G. Llarena  
6648 West Avenue L-4  
Lancaster, CA 93536



201401100066

Skagit County Auditor

\$74.00

1/10/2014 Page

1 of

3

3:57PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020523

CHICAGO TITLE  
620020523

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shawn Riley Vest, an unmarried individual  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Levi G. Llarena, a single person

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

Lot 27, 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P64088 / 3877-000-027-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620020523, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: January 7, 2014

Shawn Riley Vest

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

201496

JAN 10 2014

Amount Paid \$1,500.<sup>20</sup>

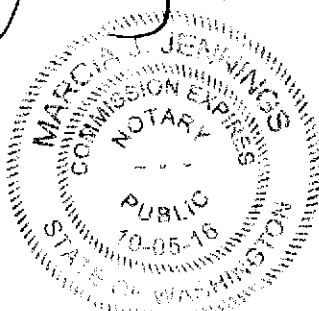
Skagit Co. Treasurer  
By Mam Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Shawn Riley Vest

is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: January 9, 2014



Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016

## SCHEDULE "B"

### 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: 715090
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: August 24, 1994  
Auditor's No(s): 9408240092 being a re-recording of 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 and October 7, 2011  
Auditor's No(s): 200811210102; 200910080108 and 201110070050, records of Skagit County, Washington
6. Covenants, conditions and restrictions contained in deed;  
Auditor's File No.: 816785, records of Skagit County, Washington  
As Follows: Use of said property for residential purposes only
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Auditor's File No.: 816785, records of Skagit County, Washington  
Imposed By: Skagit River Development Company
8. Bylaws and the terms and conditions thereof



## SCHEDULE "B"

Recording Date: September 11, 2006  
Recording No.: 200609110132

### Modification(s) of said bylaws

Recording Date: October 7, 2011, April 4, 2011 and October 3, 2013  
Recording No.: 201110070051, 201104040113 and 201310030026

9. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
10. City, county or local improvement district assessments, if any.
11. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.
12. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

## 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.



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