

When recorded return to:
Jeffrey L. Horn and Deanne M. Horn
PO Box 2594
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
4/16/2015 Page 1 of 3 2:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023413

CHICAGO TITLE

620023413

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerome L. Moser and Kimberly D. Moser, A Married Couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeffrey L. Horn and Deanne M. Horn, Husband and Wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 40, 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.)

SUBJECT TO: EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD PER
ATTACHED EXHIBIT "A"

Tax Parcel Number(s): P64100 / 3877-000-040-0006

Dated: April 15, 2015

Jerome L. Moser

Kimberly D. Moser

20151230
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 16 2015

Amount Paid \$ 2964.00
Skagit Co. Treasurer
By VTF Deputy

STATUTORY WARRANTY DEED

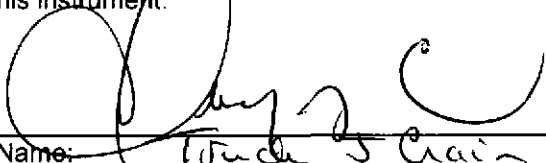
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Jerome L. Moser + Kimberly D. Moser
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: 4-15-15


Name: Tracy S. Crain
Notary Public in and for the State of WA
Residing at: Arly
My appointment expires: 1-19-19

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

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

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

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

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

Covenants, conditions and restrictions contained in deed;

Auditor's File No.: 826645, records of Skagit County, Washington

As Follows: Use of said property for residential purposes only

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.: 826645, records of Skagit County, Washington

Imposed By: Skagit River Development Company

Bylaws and the terms and conditions thereof

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

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.

City, county or local improvement district assessments, if any.

Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.