

When recorded return to:
William Ronald Prouty
8394 Cedar Grove Ave.
Concrete, WA 98237



Skagit County Auditor
4/20/2015 Page

1 of 2 3:48PM \$73.00

CT 620023331

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence Dillard, Unmarried as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to William R. Prouty, A Single Man
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 150, 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
EXHIBIT "A"

Tax Parcel Number(s): P64222 / 3877-000-150-0002

Dated: April 16, 2015

Lawrence Dillard
Lawrence Dillard

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151277
APR 20 2015

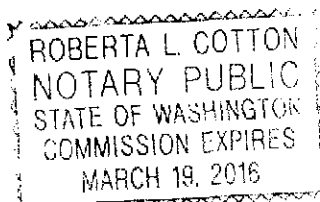
Amount Paid \$1470.⁸³
Skagit Co. Treasurer
By mem Deputy

State of WA
County of King

I certify that I know or have satisfactory evidence that

Lawrence Dillard
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: 4-17-15



Roberta L. Cotton
Name: Roberta L. Cotton
Notary Public in and for the State of WA
Residing at: Kent
My appointment expires: 3-19-16

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: 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

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.: 8204140039, 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.: 8204140039, 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

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

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