



201511300184

Skagit County Auditor

\$76.00

11/30/2015 Page

1 of

4 1:50PM

When recorded return to:

Rick Henry Doss
46319 Baker Loop Road
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025617

CHICAGO TITLE

620025617

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger Kindred, an unmarried man

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

in hand paid, conveys, and warrants to Rick Henry Doss , *an unmarried person*

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

Lot 84, 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.)

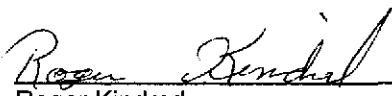
Tax Parcel Number(s): ~~P64146/3877-000-000-0005~~

Subject to:

P64148 / 3877-000-084-0003

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: November 25, 2015



Roger Kindred

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154819

NOV 30 2015

Amount Paid \$ **2575.00**
Skagit Co. Treasurer
By **MG** Deputy

STATUTORY WARRANTY DEED

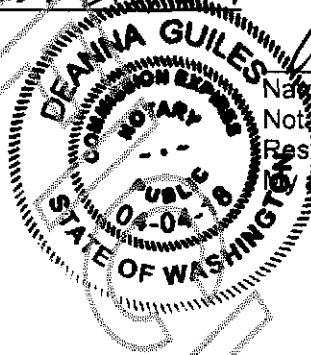
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

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

Dated: November 25 2015



Deanna Guiles
Name: Deanna Guiles
Notary Public in and for the State of Washington
Residing at: Marysville
My appointment expires: 4/4/2018

EXHIBIT "A"
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.: 793169, 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.: 793169, records of Skagit County, Washington
Imposed By: Skagit River Development Company
8. Bylaws and the terms and conditions thereof

EXHIBIT "A"

Exceptions
(continued)

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.

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.