



Skagit County Auditor \$76.00
6/6/2016 Page 1 of 4 3:40PM

When recorded return to:
Richard Tremper
46229 Baker Drive
Concrete, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027038

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20162291
JUN 06 2016

Amount Paid \$ 1,669.³⁰
Skagit Co. Treasurer
By *TRM* Deputy

CHICAGO TITLE
620027038

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond L. Hambleton, 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 Richard Tremper, a single person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 220, Cedargrove on the Skagit, as per plat recorded in Volume 9 of plats, pages 48 through
51, inclusive, records of Skagit County, Washington.
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P64304/3877-000-220-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: May 11, 2016


Raymond L. Hambleton

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Raymond L. Hambleton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 3, 2016


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9.01.2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

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: 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;

EXHIBIT "A"

Exceptions
(continued)

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.: 7910050017, 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.: 7910050017, records of Skagit County, Washington
Imposed By: Skagit River Development Company
8. Skagit County Conditional Agreement - Alternative Sewage System Installations including the terms, covenants and provisions thereof

Recording Date: May 9, 1991
Recording No.: 9105090017
9. Bylaws and the terms and conditions thereof

Recording Date: September 11, 2006
Recording No.: 200609110132
10. City, county or local improvement district assessments, if any.
11. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.