



201702150097

When recorded return to:
Raquel Wagoner, a single woman
46330 Baker Loop Road
Concrete, WA 98237

Skagit County Auditor

\$76.00

2/15/2017 Page

1 of

4 3:34PM

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

500 E. Broadway, #425
Vancouver, WA 98660

Escrow No.: 612840758

CHICAGO TITLE

620029458

STATUTORY WARRANTY DEED

THE GRANTOR(S) Greenovation LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Raquel Wagoner, a single woman

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

Lot 104 "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): P64170

Subject to:

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

Dated: February 10, 2017

Greenovation LLC

BY: 

Shawn Green
Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017018
FEB 15 2017

Amount Paid \$ 2354.60

Skagit Co. Treasurer


By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of **SNOHOMISH**

I certify that I know or have satisfactory evidence that Shawn Green is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Managing Member of Greenovation LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 02.10.2017


Name: JOHNNY K. SHEU
Notary Public in and for the State of WASHINGTON
Residing at: LYNNWOOD, WA
My appointment expires: 11.08.2020

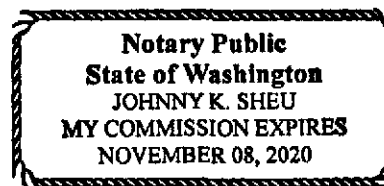


EXHIBIT "A"
Exceptions

1. Covenants, conditions, assessments, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: September 16, 1977
Recording No.: 865032
2. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
Imposed by: Skagit River Development Company
Recording Date: September 16, 1977
Recording No.: 865032
3. 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
4. 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
5. 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
6. 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
7. 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,

EXHIBIT "A"

Exceptions (continued)

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, October 7, 2011 and May 24, 2016
Auditor's No(s): 200811210102; 200910080108, 201110070050 and 201605240048, records
of Skagit
County, Washington

8. Bylaws and the terms and conditions thereof
Recording Date: September 11, 2006
Recording No.: 200609110132
Modification(s) of said bylaws
Recording Date: April 4, 2011, October 7, 2011 and October 3, 2013
Recording No.: 201104040113, 201110070051 and 201310030026
9. City, county or local improvement district assessments, if any
10. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company