

When recorded return to:  
Mark Leavitt and Deborah Jo Leavitt  
46275 Baker Loop Road  
Concrete, WA 98237



Skagit County Auditor \$77.00  
6/30/2017 Page 1 of 5 1:33PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031279

CHICAGO TITLE  
620031279

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Manuela Fisher and James Fisher, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mark Leavitt and Deborah Jo Leavitt, a married couple

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

Lot 90, Cedargrove on the Skagit, according to the plat thereof, recorded in Volume 9 of plats, pages 48 through 51, records of Skagit County, Washington, INCLUDING a 1994 Fleetwood 25x59 Mobile Home, Serial No. ORFLR48AB17817CS, TPO #100747.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P64156/ 3877-000-090-0013

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172949  
JUN 30 2017

Amount Paid \$ 1785.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated, June 27, 2017

  
\_\_\_\_\_  
Manuela Fisher

  
\_\_\_\_\_  
James Fisher

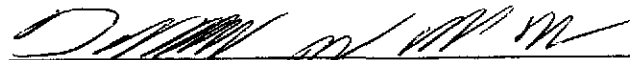
UNOFFICIAL DOCUMENT

**STATUTORY WARRANTY DEED**  
(continued)

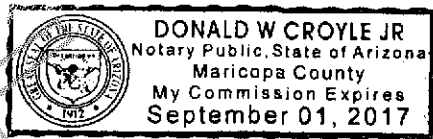
State of ARIZONA  
COUNTY of PINAL

I certify that I know or have satisfactory evidence that  
MANUELA FISHER AND JAMES FISHER  
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: JUNE 27 2017



Name: DONALD W CROYLE JR  
Notary Public in and for the State of ARIZONA  
Residing at: CHANDLER AZ  
My appointment expires: SEPT 1 2017



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. By-laws of Cedargrove Maintenance Company, including the terms, covenants and provisions thereof;

Recording Date: April 14, 1994  
Recording No.: 9404140020

Modification(s) of said by-laws:

Recording Date: November 2, 1995 and February 12, 1997  
Recording No.: 9511020058 and 9702120073

3. 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: Cedargrove Maintenance Company  
Recording Date: April 14, 1994  
Recording No.: 9404140020

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 1995, February 12, 1997 and June 6, 2002  
Recording No.: 9511020058, 9702120073 and 200206060084

4. Covenants, conditions, 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: December 11, 2007  
Recording No.: 200712110047

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: November 21, 2008, October 8, 2009, October 7, 2011 and May 24, 2016  
Recording No.: 200811210102, 200910080108, 201110070050 and 201605240048

5. Cedargrove Maintenance Company By-Laws;

Recording Date: September 11, 2006  
Recording No.: 200609110132

Amendment thereto;

Recording Date: April 4, 2011, October 7, 2011 and October 3, 2013  
Recording No.: 201104040113, 201110070051 and 201310030026

6. Title Notification, including the terms, covenants and provisions thereof;

Recording Date: December 3, 2009  
Recording No.: 200912030045

7. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: October 22, 2009  
Recording No.: 200910220057

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

9. 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.