

When recorded return to:

Cheryl L. Werda  
P.O. Box 266  
Concrete, WA 98237



201708240076

Skagit County Auditor

\$79.00

8/24/2017 Page

1 of

6 3:33PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031831

CHICAGO TITLE

U20031831

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael E. Pramhus, Personal Representative of The Estate of Janice D. Pope  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Cheryl L. Werda, single woman

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

Lot 19, "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): P64080 / 3877-000-019-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 3985  
AUG 24 2017

Amount Paid \$ 4277.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mmm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 21, 2017

Michael E. Pramhus, as Personal Representative of The Estate of Janice D. Pope

BY:  \_\_\_\_\_

Michael E. Pramhus  
Personal Representative

**STATUTORY WARRANTY DEED**  
(continued)

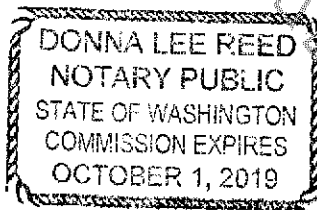
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Michael E. Pramhus is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Janice D. Pope to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/21/17

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in, and for the State of Washington  
Residing at: Maple Valley, WA  
My appointment expires: 10/1/2019



**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: May 23, 1978  
Recording No.: 880045

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: May 23, 1978  
Recording No.: 880045

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

## EXHIBIT "A"

### Exceptions (continued)

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, 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; 200910080105, 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.

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

SKAGIT COUNTY, WASH  
FILED

JUN 21 2017

MAVIS E. BETZ, CO. CLERK  
Deputy

ESTATE OF:  JANICE D. POPE  Deceased	CASE NO. 17-4-00239-9  LETTERS TESTAMENTARY
--	---

1.1 The last will of JANICE D. POPE late of Skagit County was duly exhibited proven and recorded in this court on JUNE 21, 2017.

1.2 In that will MICHAEL E. PRAMHUS named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT MICHAEL E. PRAMHUS is authorized by this court to execute the will of the above decedent according to law.

DATED JUNE 21, 2017

MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON) ) ss  
COUNTY OF SKAGIT ) )

I, MAVIS E. BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on JUNE 21, 2017.

I further certify that these letters are now in full force and effect.

DATED \_\_\_\_\_ MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY \_\_\_\_\_ Deputy Clerk

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated: 6/21/17



MAVIS E. BETZ, County Clerk

By: \_\_\_\_\_  
Deputy Clerk