

When recorded return to:
Vickie Skaug
45840 Baker Drive
Concrete, WA 98237

201709220096
Skagit County Auditor
9/22/2017 Page 1 of 5 \$78.00
1:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032319

CHICAGO TITLE
020032319

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marie Watkins, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Vickie Skaug, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 124, Cedargrove on the Skagit, according to the plat thereof, recorded in Volume 9 of plats, pages 48 through 51, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P64191 / 3877-000-124-0005

Subject to:

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

Dated: September 14, 2017

Marie Watkins

Marie Watkins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174461
SEP 22 2017

Amount Paid \$503.40
Skagit Co. Treasurer
By *MB* Deputy

STATUTORY WARRANTY DEED
(continued)

STATUTORY WARRANTY DEED

(continued)

State of WA

County of King

I certify that I know or have satisfactory evidence that Marie Watkins

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: Sept. 21, 2017

Beverly Ann Pittman
Name: Beverly Ann Pittman
Notary Public in and for the State of WA
Residing at: Seattle
My appointment expires: 10-31-19

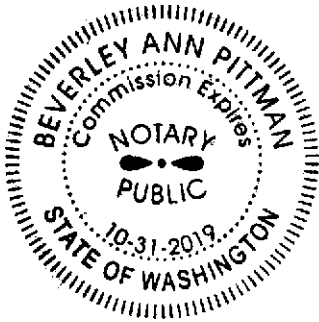


EXHIBIT "A"
Exceptions

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

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

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

5. Cedargrove Maintenance Company By-Laws;

Recording Date: September 11, 2006

Recording No.: 200609110132

6. Covenants, conditions and restrictions contained in deed;
Auditor's File No.: 7911270039, 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);

EXHIBIT "A"

Exceptions (continued)

Auditor's File No.: 7911270039, records of Skagit County, Washington
Imposed By: Skagit River Development Company

8. 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.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Cedargrove Maintenance Company.