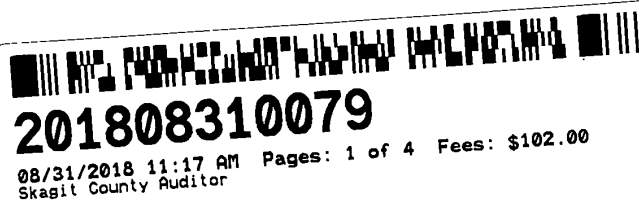


When recorded return to:  
Michael T. Benton  
P.O. Box 2724  
Mount Vernon, WA 98273



Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035667

CHICAGO TITLE  
620 035667

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John Henning, Personal Representative of the Estate of Rollin V. Potter  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael T. Benton, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:  
Lots 93 and 94, Cedargrove on the Skagit, according to the plat thereof, recorded in Volume 9 of  
plats, pages 48 through 51, records of Skagit County, Washington.

EXCEPT the South 143 feet thereof.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P64159 / 3877-000-093-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 3876  
AUG 31 2018

Amount Paid \$ 930.60  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 25, 2018

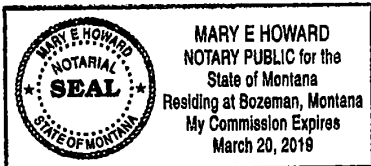
John Henning, Personal Representative of the Estate of Rollin V. Potter

BY: *John Henning*

John Henning

State of MONTANACOUNTY of GALLATINI certify that I know or have satisfactory evidence that JOHN HENNING

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 Estate of Rollin V. Potter to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/28/2018

*Mary E Howard*  
Name: MARY E. HOWARD  
Notary Public in and for the State of MONTANA  
Residing at: BOZEMAN, MONTANA  
My appointment expires: 3-20-2019

# **EXHIBIT "A"** **Exceptions**

1. Reservation contained in instrument(s):  
Recorded: September 23, 1939  
Auditor's No(s): 317248, records of Skagit County, Washington  
Executed by: The Federal Land bank of Spokane, a corporation  
As follows: Reserving 50% of all minerals including oil and gas, in or under said land
  
2. 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
  
3. Covenants, conditions, and restrictions contained in instrument(s), 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: February 2, 1973  
Auditor's No(s): 780159 and 780160, records of Skagit County, Washington  
Executed By: Skagit River Development Co.  
As Follows: Use of said property for residential purposes only
  
4. 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
  
5. 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

**EXHIBIT "A"****Exceptions  
(continued)**

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

6. 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

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

7. 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

8. Record of Survey

Recording Date: May 9, 1995  
 Recording No.: 9505090061  
 Affects: Said premises and other property

9. Boundary Line Adjustment deed including the terms, covenants and provisions thereof

Recording Date: September 11, 2007  
 Recording No.: 200709110115

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

11. Assessments, if any, levied by Cedargrove Maintenance Company.