

When recorded return to:
Craig A. Tibbetts and Carrie L. Tibbetts
46268 Baker Loop Road
Concrete, WA 98237



201809200099

09/20/2018 02:20 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035903

CHICAGO TITLE
620035903

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Henning, Personal Representative of the Estate of Rollin Potter
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Craig A. Tibbetts and Carrie L. Tibbetts, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 95, 96 and 97, 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): P64163 / 3877-000-097-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/09/20
SEP 20 2018

Amount Paid \$ 623411
By *Ma* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 9, 2018

John Henning, Personal Representative of the Estate of Rollin Potter

BY: *John Henning*
John Henning
Personal Representative

State of Montana
County of Gallatin

I 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: 9/18/2018

Holly A Jones
Name: Holly A Jones
Notary Public in and for the State of Montana
Residing at: Bozeman MT
My appointment expires: 12/15/18

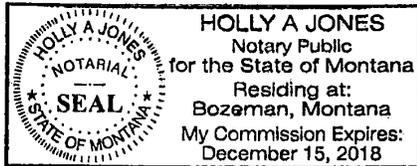


EXHIBIT "A"
Exceptions

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: May 24, 1978 and December 5, 1979
Auditor's No(s): 880114 and 7912050032, records of Skagit County, Washington
Executed By: Skagit River Development Co.
As Follows: Use of said property for residential purposes only

4. 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:

Recording Date: May 24, 1978 and December 5, 1979
Recording No.: 880114 and 7912050032

5. Notice of On-Site Sewage System Status including the terms, covenants and provisions thereof

Recording Date: February 15, 1991
Recording No.: 9102150030

6. 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;

EXHIBIT "A"Exceptions
(continued)

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

7. 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

8. 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

9. 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

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