

When recorded return to:
Katelynn M Bowen and Thomas J Bowen
8363 Cedar Grove Avenue
Concrete, WA 98237



201809210084

09/21/2018 11:28 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035645

CHICAGO TITLE
620035645

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl Draper, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Katelynn M Bowen and Thomas J Bowen, wife and husband

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

Lot 1, 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 2005 58x27
Palm Harbor Homes Manufactured Home, Serial No. 000000000PH207494, title of which has
been eliminated.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64059 / 3877-000-001-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184211
SEP 21 2018

Amount Paid \$ 3387.00
By Skagit Co. Treasurer
B7 Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 13, 2018

Carl Draper
Carl Draper

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Carl Draper
(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: September 17, 2018

Kathryn A Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Exceptions

1. 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
2. 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
3. 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

AMENDED by instrument:
Recorded: November 2, 1995 and February 12, 1997
Auditor's No.: 9511020058 and 9702120073, records of Skagit County, Washington
4. 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
5. 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

EXHIBIT "A"

Exceptions
(continued)

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; 200910080108, 201110070050 and 201605240048,
records of Skagit County, Washington

6. Covenants, conditions and restrictions contained in deed;
Auditor's File No.: 8012090005, 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);
Auditor's File No.: 8012090005, records of Skagit County, Washington
Imposed By: Skagit River Development Company
8. Bylaws and the terms and conditions thereof

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

Modification(s) of said bylaws

Recording Date: October 7, 2011
Recording No.: 201110070051
9. 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.
10. Plat Lot of Record and the terms and conditions thereof

Recording Date: May 11, 2012
Recording No.: 201205110143
11. Title Notification and the terms and conditions thereof

Recording Date: October 8, 2012
Recording No.: 201210080002
12. Title Notification and the terms and conditions thereof

Recording Date: October 10, 2012

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201210100009

13. City, county or local improvement district assessments, if any.
14. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.