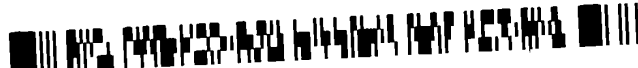


When recorded return to:
Katherine Tilley
7711 NE 175th St F201
Kenmore, WA 98028


201903150108
03/15/2019 03:35 PM 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.: 620037242

CHICAGO TITLE
620037242

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raquel Wagoner, also appearing of record as Raquel S. Wagoner 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 Katherine Tilley, an unmarried woman

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

Lot 104, "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 the County of Skagit, State of Washington.

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


Tax Parcel Number(s): P64170/ 3877-000-104-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019938
MAR 15 2019

Amount Paid \$ 3600.00
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 11, 2019

Raquel Wagoner
Raquel Wagoner

State of WASHINGTON
County of SKAGOT

I certify that I know or have satisfactory evidence that Raquel Wagoner is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 14, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Burlington
My appointment expires: 10/27/2022

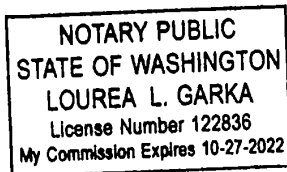


EXHIBIT "A"
Exceptions

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: September 16, 1977
Recording No.: 865032
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: September 16, 1977
Recording No.: 865032
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
Recording No.: 9404140020
Executed By: Cedargrove Maintenance Company

AMENDED by instruments:

Recording No.: 9511020058
Recording No.: 9702120073
5. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Cedargrove Maintenance Company.

EXHIBIT "A"Exceptions
(continued)

6. Reservations and recitals contained in the Deed as set forth below:

Recording Date: September 23, 1939
Recording No.: 317248

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
Recording No.: 200712110047
Executed By: Cedargrove Maintenance Company

AMENDED by instrument(s):

Recording No.: 200811210102
Recording No.: 200910080108
Recording No.: 201110070050
Recording No.: 201605240048

8. Provisions contained in the articles of incorporation and bylaws, recorded under recording number 200609110132 and modified under recording number 201104040113, recording number 201110070051 and recording number 201310030026, including any liability to assessment lien.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Cedargrove Maintenance Company.
12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated

EXHIBIT "A"Exceptions
(continued)

Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."