

When recorded return to:
Gary E. Jones
46408 Baker Loop Road
Concrete, WA 98237



201904260121

04/26/2019 03:46 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.: 620037540

CHICAGO TITLE
620037540

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark C. Scott, 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 Gary E. Jones, unmarried man

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

Lot 114, CEDARGROVE ON THE SKAGIT, according to the Plat thereof recorded in Volume 9 of Plats, pages 48 through 51, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64180 / 3877-000-114-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191538
APR 26 2019

Amount Paid \$ 3,031.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 3, 2019

Mark C. Scott

Mark C. Scott

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark C. Scott is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 18, 2019

Laurea L. Garka

Name: Laurea L. Garka

Notary Public in and for the State of wa

Residing at: Arlington

My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

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: August 24, 1994
Auditor's No(s): 9408240092 being a re-recording of 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

EXHIBIT "A"Exceptions
(continued)

Auditor's No(s): 200712110047, records of Skagit County, Washington
 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.: 734851, 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.: 734851, 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, April 4, 2011 and October 3, 2013
 Recording No.: 201110070051, 201104040113 and 201310030026
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Skagit County PUD No. 1.
11. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 03-15-19
between Gary Jones ("Buyer")
Buyer _____ Buyer _____
and Mark C Scott ("Seller")
Seller _____ Seller _____
concerning 46408 Baker Loop Rd Concrete WA 98237 (the "Property")
Address _____ City _____ State Zip _____

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Gary Jones
03/15/2019
3:15:2019 7:47:48 PM PDT
Buyer _____ Date

Mark Scott 4-18-19
Mark Scott 3-5-19
Seller _____ Date

Buyer _____ Date

Seller _____ Date