


When recorded return to:
Blaine A. Burghduff
45194 Spring St.
Concrete, WA 98237


201909160202
09/16/2019 03:25 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038675

CHICAGO TITLE

620038675

STATUTORY WARRANTY DEED

THE GRANTOR(S) Greg Ryan Brant, 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 Blaine A. Burghduff, an unmarried person

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

LOTS 186 AND 187, 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): P64266 / 3877-000-186-0000, P64267 / 3877-000-187-0009,


Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4016
SEP 16 2019

Amount Paid \$ 1740.50
Skagit Co. Treasurer

By  Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 6, 2019




Greg Ryan Brant

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Greg Ryan Brant 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: September 16, 2019


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. Reservations of 50% of all oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Federal Land Bank of Spokane
Recording Date: September 23, 1939
Recording No.: 317248

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 Plat of Cedargrove on the Skagit in Volume 9 of Plats, Pages 48 through 51, inclusive:

Recording No: 715090

3. General plan covenants, conditions and restrictions, 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, 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, contained in deeds of other lots in said tract, an example of which can be found in deed:

Executed By: Skagit River Development Co.
Recording No.: 770222
Affects: Lot 187

4. General plan covenants, conditions and restrictions, 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, 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, contained in deeds of other lots in said tract, an example of which can be found in the deed:

From: Skagit River Development Co.
Recording Date: August 10, 1979
Recording No.: 7908100033
Affects: Lot 186

5. By-Laws of Cedargrove Maintenance Corporation and the terms and conditions thereof:

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

EXHIBIT "A"Exceptions
(continued)

Modification(s) of said By-Laws

Recording Date: April 4, 2011
Recording No.: 201104040113

Modification(s) of said By-Laws

Recording Date: October 7, 2011
Recording No.: 201110070051

Modification(s) of said By-Laws

Recording Date: October 3, 2013
Recording No.: 201310030026

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
Recording No.: 200811210102

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 8, 2009
Recording No.: 200910080108

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 7, 2011
Recording No.: 201110070050

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 2016
Recording No.: 201605240048

EXHIBIT "A"Exceptions
(continued)

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Cedargrove Maintenance Corporation.
9. 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."