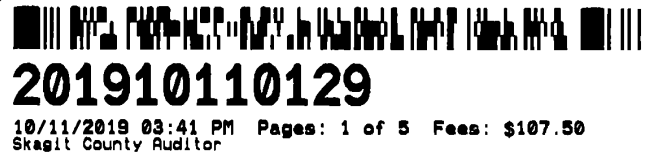


When recorded return to:
Anthony Urie
18130 Midvale Ave N
Shoreline, WA 98133



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500089736

CHICAGO TITLE
500089736

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diana Sloan, as Guardian of Howard A. Sloan, an incapacity person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Anthony Urie, an unmarried person

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

Lot 206, 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): P64288 / 3877-000-206-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4450
OCT 11 2019

Amount Paid \$ 1144.20
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 9, 2019

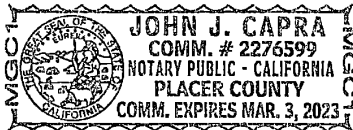
Diana Sloan, as Guardian of Howard A. Sloan

BY: Diana Sloan guardian of Howard A SloanDiana Sloan
GuardianState of CALIFCOUNTY of CONTRA COSTAI certify that I know or have satisfactory evidence that DIANA SLOAN

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 Guardian of Guardianship for Howard A Sloan, an incapacitated person to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/10/19

John J. Capra
Name: JOHN J CAPRA
Notary Public in and for the State of CALIF
Residing at: WALNUT CREEK, CA
My appointment expires: 3/3/23



CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of CONTRA COSTA }

On OCT 10, 2019 before me, JOHN J. CAPRA Notary Public
(Here insert name and title of the officer)

personally appeared DIANA SLOAN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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

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

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
4. 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

EXHIBIT "A"

Exceptions
(continued)

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

5. Lot Certification including the terms, covenants and provisions thereof

Recording Date: June 20, 2006
Recording No.: 200606200112

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.