



201911010119

11/01/2019 02:23 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Tye D. Thompson
18575 W Big Lake Blvd
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040398

CHICAGO TITLE
620040398

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ivy P. Morgan-Taggart, 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 Tye D. Thompson, an unmarried person

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

Lot 157, "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.

Together with a 1977 BROD 66/14 VIN #1153

Tax Parcel Number(s): P64229 / 3877-000-157-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4833
NOV 01 2019

Amount Paid \$ 458.90
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

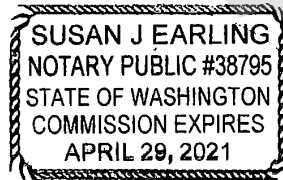
Dated: October 19, 2019

Ivy P. Morgan-Taggart
Ivy P. Morgan-Taggart

State of WASHINGTON

County of SNOHOMISH

I certify that I know or have satisfactory evidence that Ivy P. Morgan-Taggart 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: OCTOBER 31, 2019

Susan J Earling
Name: SUSAN J. EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: 4.29.21

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. 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."

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

EXHIBIT "A"

Exceptions
(continued)

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