

When recorded return to:
Cheryl Walsh
46149 Baker Drive
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044504

CHICAGO TITLE CO.
620044504

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3987
Sep 30 2020
Amount Paid \$4805.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tye D. Thompson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable considerations a part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Cheryl Walsh, an unmarried person

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

LOT 156, "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): P64228 /
3877-000-156-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 25, 2020

*Tye D. Thompson by
Shawn Thompson his attorney in fact.*

Tye D. Thompson by
Shawn Thompson, his attorney in fact

State of Washington
County of King

I certify that I know or have satisfactory evidence that Shawn Thompson

(s) are the person(s) who appeared before me, and said person acknowledged that (he) signed this instrument, on oath stated that (he) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Tye D. Thompson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/30/2020

M. Skaar
Name: Marissa Skaar
Notary Public in and for the State of WA
Residing at: Starwood
My appointment expires: 3/2/2021

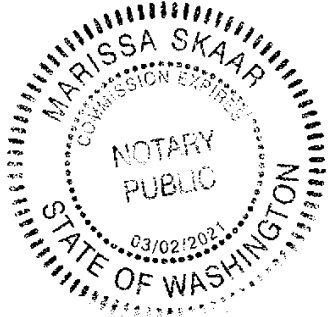


EXHIBIT "A"
Exceptions

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 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: April 14, 1994
Recording No.: 9404140020

and Re-Recording Date: August 24, 1994
and Re-Recording No.: 9408240092

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 1995
Recording No.: 9511020058

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 12, 1997
Recording No.: 9702120073

3. Liens and charges as set forth in the above mentioned declaration,

Payable to: Cedargrove Maintenance Company

4. Reservations and recitals contained in the document as set forth below:

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

5. 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,

EXHIBIT "A"

Exceptions
(continued)

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

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 No.: 880044

7. Liens and charges as set forth in the above mentioned declaration,

Payable to: Skagit River Development Company

8. Bylaws and the terms and conditions thereof

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

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said bylaws

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

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

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

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Skagit County PUD No. 1.
13. Assessments, if any, levied by Cedargrove Maintenance Company.