

When recorded return to:

Christopher A. Eckmeyer
46781 Baker Loop Road
Concrete, WA 98237SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4252
Oct 15 2020
Amount Paid \$5413.00
Skagit County Treasurer
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-7237

THE GRANTOR(S) Frederick A. Burgess and Sharon E. Burgess, husband and wife, P.O. Box 364, Concrete, WA 98237,

for and in consideration of **ten dollars and other valuable consideration**

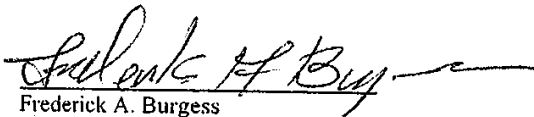
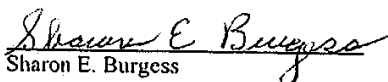
in hand paid, conveys, and warrants to Christopher A. Eckmeyer, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Lot 17, CEDARGROVE ON THE SKAGIT

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P64078/3877-000-017-0005

Dated: 10-7-2020
Frederick A. Burgess
Sharon E. BurgessStatutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Frederick A Burgess and Sharon E Burgess is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7th day of October, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 46781 Baker Loop Road, Concrete, WA 98237

Tax Parcel Number(s):

Property Description:

Lot 17, "CEDARGROVE ON THE SKAGIT", as per plat recorded in Volume 9 of Plats at page 48 through 51, inclusive, in the records of Skagit County, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-7237-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Cedargrove on the Skagit recorded June 25, 1968 as Auditor's File No. 715090.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Conditions and restrictions contained in various contracts and deeds of record, as follows:

"Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cedargrove Maintenance Co., a non-profit, non-stock Washington corporation, and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cedargrove Maintenance Co. This provision is a covenant running with the land and is binding on the grantee, their heirs, successors and assigns.

Subject To:

- (a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.
- (b) Use of said property for residential purposes only
- (c) Questions that may arise due to shifting of the Skagit River

Note: The face of the plat provides, as follows:

Skagit County shall not be responsible for flood control improvements. A 40 foot flood control easement shall be established and maintained on all waterfront lots, with ingress and egress rights for flood control purposes. The 40 foot easement is as measured from the mean high water line.

3. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

4. Reservations contained in deed

Executed by: The Federal Land Bank of Spokane
Recorded: September 23, 1939
Auditor's No: 317248 Vol. 178, page 69
As Follows:

"Reserving from the above described land 50% of all minerals, including oil and gas, in or under said land..."

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5. Terms and conditions of By-Laws of Cedargrove Maintenance Company, as recorded April 14, 1994 under Auditor's File No. 9404140020.

Modification of By-Laws as disclosed by instruments recorded under the following Auditor's File No's. 9408240092, 9511020058, 9702120073, 9906160085, 200206060084, 200609110132, 201104040113 and 201110070051.

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedargrove Maintenance Company, dated December 10, 2007, recorded December 11, 2007 as Auditor's File No. 200712110047.

Above covenants, conditions and restrictions were amended and recorded November 21, 2008, October 8, 2009, October 7, 2011, October 3, 2013 and May 24, 2016 as Auditor's File No. 200811210102, 200910080108, 201110070050, 201310030026 and 201605240048.