

When recorded return to:

Bobby Lee Berger, an unmarried person and
Brenda Anderson, an unmarried person
46275 Baker Loop Road
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CT 500111442

Escrow No.: 500111442

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Leavitt and Deborah Jo Leavitt, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bobby Lee Berger, an unmarried person and Brenda Anderson,
an unmarried person

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

Lot 90, Cedargrove on the Skagit, according to the plat thereof, recorded in Volume 9 of plats,
pages 48 through 51, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P64156 / 3877-000-090-0013

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5108

Nov 30 2020

Amount Paid \$3605.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 12, 2020

[Signature]
Mark Leavitt
[Signature]
Deborah Jo Leavitt

State of Washington
Snohomish County of Snohomish

I certify that I know or have satisfactory evidence that Mark Leavitt and Deborah Jo Leavitt
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: November 19, 2020

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

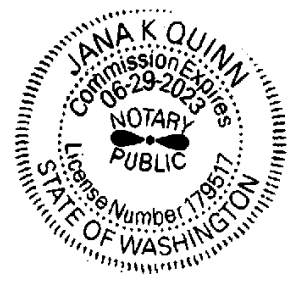


EXHIBIT "A"
Exceptions

1. 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 Cedargrove on the Skagit:

Recording No: 715090

2. By-laws of Cedargrove Maintenance Company, including the terms, covenants and provisions thereof;

Recording Date: April 14, 1994
 Recording No.: 9404140020

Modification(s) of said by-laws;

Recording Date: November 2, 1995 and February 12, 1997
 Recording No.: 9511020058 and 9702120073

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cedargrove Maintenance Company
 Recording Date: April 14, 1994
 Recording No.: 9404140020

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 1995, February 12, 1997 and June 6, 2002
 Recording No.: 9511020058, 9702120073 and 200206060084

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

Recording Date: December 11, 2007
 Recording No.: 200712110047

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: November 21, 2008, October 8, 2009, October 7, 2011 and May 24, 2016
Recording No.: 200811210102, 200910080108, 201110070050 and 201605240048

5. **Cedargrove Maintenance Company By-Laws;**

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

Amendment thereto;

Recording Date: April 4, 2011, October 7, 2011 and October 3, 2013
Recording No.: 201104040113, 201110070051 and 201310030026

6. **Title Notification, including the terms, covenants and provisions thereof;**

Recording Date: December 3, 2009
Recording No.: 200912030045

7. **Plat Lot of Record Certification, including the terms, covenants and provisions thereof;**

Recording Date: October 22, 2009
Recording No.: 200910220057

8. **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."

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

EXHIBIT "A"

**Exceptions
(continued)**

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Cedargrove Maintenance Company.