

**When recorded return to:**  
Kevin Senft  
10877 Rose Ave 4  
Los Angeles, CA 90034

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-905

Mar 04 2021

Amount Paid \$965.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046607

**CHICAGO TITLE**  
620046607

**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 consideration  
in hand paid, conveys, and warrants to Kevin Senft, 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.

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

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

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

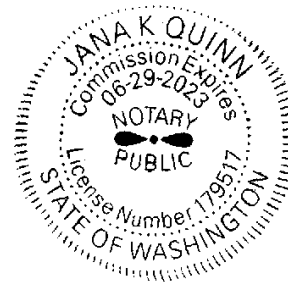
Dated: February 23, 2021

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

State of Washington  
County or Skagit

I certify that I know or have satisfactory evidence that Shawn Thompson is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument as Attorney in Fact for Tye D. Thompson and acknowledged it to be ~~his~~ her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 24 2021  
Janak Quinn  
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. 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

No determination has been made as to the current ownership or other matters affecting said reservations.

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

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

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

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."

**EXHIBIT "A"**

Exceptions  
(continued)

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