

When recorded return to:
Allen L. Stevens and Robin L. Holsather
8363 Cedar Grove Avenue
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1746

Apr 23 2021

Amount Paid \$5653.00

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620046903

Escrow No.: 245439618

STATUTORY WARRANTY DEED

THE GRANTOR(S) Katelynn M. Bowen and Thomas J. Bowen, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Allen L. Stevens and Robin L. Holsather, a married couple

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

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

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

LT 1, CEDARGROVE ON THE SKAGIT

Tax Parcel Number(s): P64059 / 3877-000-001-0003

STATUTORY WARRANTY DEED

(continued)

Dated: April 15, 2021



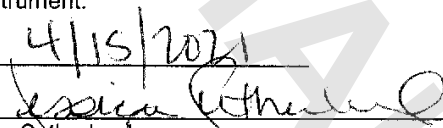
Katelynn M. Bowen



Thomas J. Bowen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Katelynn M. Bowen and Thomas J. Bowen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/15/2021
Jessica Sutherland

Notary Public in and for the State of Washington

Residing at: Bellingham, WA

My appointment expires: August 14, 2022

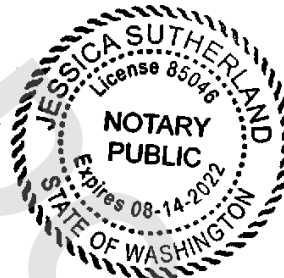


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64059 / 3877-000-001-0003

LOT 1, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 48 THROUGH 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Subject to: Special Exceptions:**

1. Exceptions and reservations as contained in instrument;

Recorded: September 23, 1939

Auditor's No.: 317248, records of Skagit County, Washington

Executed By: The Federal Land Bank of Spokane

2. 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 the Plat of Cedargrove on the Skagit:

Recording No: 715090

3. 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: December 9, 1980

Recording No.: 8012090005

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

Imposed by: Skagit River Development Company

Recording Date: December 9, 1980

Recording No.: 8012090005

5. 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

EXHIBIT "B"

(continued)

Recording No.: 9404140020

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

6. Bylaws 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

7. 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

EXHIBIT "B"

(continued)

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

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

Imposed by: Cedargrove Maintenance Company

Recording Date: April 14, 1994 and December 11, 2007

Recording No.: 9404140020

Recording No.: 200712110047

9. Plat Lot of Record and the terms and conditions thereof

Recording Date: May 11, 2012

Recording No.: 201205110143

10. Title Notification and the terms and conditions thereof

Recording Date: October 8, 2012

Recording No.: 201210080002

11. Title Notification and the terms and conditions thereof

Recording Date: October 10, 2012

Recording No.: 201210100009

12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT "B"

(continued)

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

14. 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."