

When recorded return to:

Dennis Conte
46683 Baker Loop Road
Concrete, WA 98237

CHICAGO TITLE CO.
620048098

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel J. Beheytt and Susan E. Beheytt, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dennis Conte, an unmarried man

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

LOTS 30 AND 31, 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): P123122 / 3877-000-030-0100, P64091 / 3877-000-031-0015

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3038

Jul 02 2021

Amount Paid \$7045.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

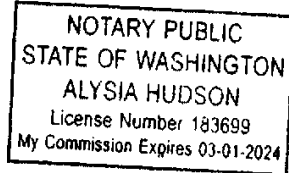
Dated: June 22, 2021

Daniel J. Behey
Daniel J. Behey
Susan E. Behey
Susan E. Behey

State of Washington
county of Skagit

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

Dated: June 24, 2021



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arundton
My appointment expires: 03.01.2024

EXHIBIT "A"

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, 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 the Plat of Cedargrove, recorded in Volume 9 of Plats, Pages 48 through 51:

Recording No: 715090
3. 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.: 741332

and

Recording No. 9408240092, records of Skagit County, Washington
Executed By: Cedargrove Maintenance Company

Said Document is a re-recording of Recording No. 9404140020, records of Skagit County, Washington.

AMENDED by instrument:

Recorded: November 2, 1995
Auditor's No.: 9511020058, records of Skagit County, Washington

Recorded: February 12, 1997
Auditor's No.: 9702120073, records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):
Recorded: April 14, 1994
Auditor's No(s): 9404140020, records of Skagit County, Washington
Imposed By: Cedargrove Maintenance Company

EXHIBIT "A"Exceptions
(continued)

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: February 7, 1975

Recording No.: 813214

Affects: Lot 30

6. 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: February 20, 1970

Recording No.: 736208

Affects: Lot 31

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):

Recording Date: February 20, 1970

Recording No.: 736208

and

Recording Date: February 7, 1975

Recording No.: 813214

Imposed By: Cedargrove Maintenance Company

8. By-Laws of Cedargrove maintenance and the terms and conditions thereof:

Recording Date: September 11, 2006

Recording No.: 200609110132

Amendment to the By-Laws of Cedargrove maintenance company

Recording Date: April 4, 2011

Recording No.: 201104040113

Amendment to the By-Laws of Cedargrove maintenance company

EXHIBIT "A"

Exceptions
(continued)

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

Amendment to the By-Laws of Cedargrove maintenance company

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

9. 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

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

10. 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, its successor and assigns, a non-profit corporation

Recording Date: December 11, 2007

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200712110047

11. 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."

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