

**When recorded return to:**

Breck Williams and Krysten Williams  
46744 Baker Loop Road  
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048150

CHICAGO TITLE  
620048150

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joe G. Callender, Jr., also shown of record as Joe G. Callender and Irene B. Callender, 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 Breck Williams and Krysten Williams, a married couple and Christine Wilson, an unmarried person

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

LOT 207, 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 THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P64289 / 3877-000-207-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3498  
Jul 30 2021  
Amount Paid \$4901.00  
Skagit County Treasurer  
By Josie L Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 24, 2021

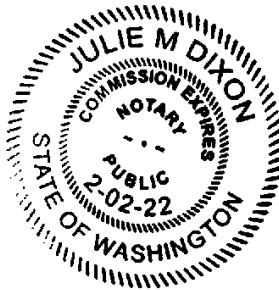
Joe G. Callender, Jr.  
Joe G. Callender, Jr.

Irene B. Callender  
Irene B. Callender

State of Washington  
Skagit County of Skagit

I certify that I know or have satisfactory evidence that

Joe G. Callender, Jr. + Irene B. Callender  
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: 7/29/2021

Julie M. Dixon  
Name: Julie M. Dixon  
Notary Public in and for the State of WASH  
Residing at: Lamond Island  
My appointment expires: 2/2/2022

**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 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 Cedargrove On The Skagit, recorded in Volume 9 of Plats, Pages 48 through 51:  
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: April 14, 1994  
Recording No.: 9404140020  
  
and  
  
Recording Date: August 24, 1994  
Recording No.: 9408240092  
  
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
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

**EXHIBIT "A"**

Exceptions  
(continued)

Imposed By: Cedargrove Maintenance Company

5. 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

6. Covenants, conditions and restrictions contained in deed;  
Recording No.: 859202, records of Skagit County, Washington  
As Follows: Use of said property for residential purposes only
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recording No.: 859202, records of Skagit County, Washington  
Imposed By: Skagit River Development Company
8. Bylaws and the terms and conditions thereof
- Recording Date: September 11, 2006  
Recording No.: 200609110132

**EXHIBIT "A"**

Exceptions  
(continued)

**Modification(s) of said bylaws**

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

Recording Date: April 4, 2011  
Recording No.: 201104040113

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

9. 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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.