

When recorded return to:
Cory J. Goetz and Stephanie R. Goetz
PO BOX 444
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245445742

CHICAGO TITLE
W20048500

BARGAIN AND SALE DEED

THE GRANTOR(S)

Ted Rose also known as Theodore Rose, by Senior Support Service Inc., Guardian by Iris Kingston,
(Skagit County Case No. 20-4-00410-29)

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration in hand paid, bargains, sells, and conveys to

Cory J. Goetz and Stephanie R. Goetz, a married couple

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

LOT 18, 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): P64079 | 3877-000-018-0004

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5231
Nov 15 2021
Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

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:

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

BARGAIN AND SALE DEED
(continued)

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: October 20, 1975
Recording No.: 825037

4. 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 Re-Recording Date: August 24, 1994
and Re-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

5. Bylaws and the terms and conditions thereof
Recording Date: September 11, 2006
Recording No.: 200609110132

Modification(s) of said bylaws

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

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

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

6. 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

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

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

BARGAIN AND SALE DEED
(continued)

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. 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 Survey:

Recording No: 200505270001

9. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: November 21, 2005
Recording No.: 200511210026

10. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 1, 2005
Recording No.: 200512010023

11. Protected Critical area Site Plan and the terms and conditions thereof:

Recording Date: March 1, 2006
Recording No.: 200603010119

12. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Skagit River.

13. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Skagit River.

14. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

15. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

16. 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."

BARGAIN AND SALE DEED
(continued)

- 17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 18. Assessments, if any, levied by Skagit County PUD No. 1.
- 19. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.
- 20. City, county or local improvement district assessments, if any.

Dated: October 13, 2021

Theodore Rose, by Senior Support Service Inc, Guardian by Iris Kingston, (Skagit County Case No. 20-4-00410-29)

BY: Iris B. Kingston
Iris Kingston
Guardian

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Iris Kingston is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Guardian of Theodore Rose, by Senior Support Service Inc to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/19/21

[Signature]
Name: Kirstin Hunt
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 7-29-22

