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07/08/2022 01:17 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2829
JUL 08 2022

Amount Paid \$ 3589.-
Skagit Co. Treasurer
By *LT* Deputy

When recorded return to:

Charles Snowden and Cheri Elliott
46129 Baker Drive
Concrete, WA 98237

STATUTORY WARRANTY DEED

m.
THE GRANTOR(S) Virginia Moore, an unmarried person, ,

GNW 22-16233

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Charles Snowden, an unmarried person and Cheri Elliott, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 158, CEDARGROVE ON THE SKAGIT

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P64231

Dated: *7-8-22*

Virginia Moore
Virginia Moore
m.

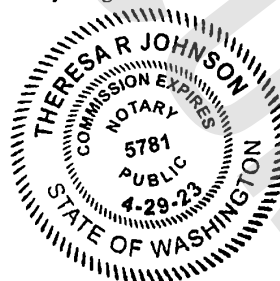
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on *8th* day of July, 2022 by Virginia Moore. *m.*

Theresa R Johnson
Signature

Notary
Title

My appointment expires: *4-29-23*



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 46129 Baker Drive, Concrete, WA 98237
Tax Parcel Number(s): P64231

Property Description:

Lot 158, "CEDARGROVE ON THE SKAGIT", according to the plat thereof, recorded in Volume 9 of Plats, pages 48 through 51, inclusive, records of Skagit County, Washington.

EXHIBIT B

22-16233-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Cedargrove on the Skagit recorded June 25, 1968 as Auditor's File No. 715090.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Conditions and restrictions contained in various contracts and deeds of record, as follows:

"Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in, and for the purposes set forth in the Articles of Incorporation and By-Laws of the Cedargrove Maintenance Co., a non-profit, non-stock Washington corporation, and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cedargrove Maintenance Co. This provision is a covenant running with the land and is binding on the grantee, their heirs, successors and assigns.

Subject To:

(a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.

(b) Use of said property for residential purposes only

(c) Questions that may arise due to shifting of the Skagit River

Note: The face of the plat provides, as follows:

Skagit County shall not be responsible for flood control improvements. A 40 foot flood control easement shall be established and maintained on all waterfront lots, with ingress and egress rights for flood control purposes. The 40 foot easement is as measured from the mean high water line.

3. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

4. Reservations contained in deed

Executed by: The Federal Land Bank of Spokane

Recorded: September 23, 1939

Auditor's No: 317248 Vol. 178, page 69

As Follows:

"Reserving from the above described land 50% of all minerals, including oil and gas, in or under said land..."

5. Terms and conditions of By-Laws of Cedargrove Maintenance Company, as recorded April 14, 1994 under Auditor's File No. 9404140020.

Statutory Warranty Deed
LPB 10-05

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Modification of By-Laws as disclosed by instruments recorded under the following Auditor's File No's. 9408240092, 9511020058, 9702120073, 9906160085, 200206060084, 200609110132, 201104040113 and 201110070051.

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedargrove Maintenance Company, dated December 10, 2007, recorded December 11, 2007 as Auditor's File No. 200712110047.

Above covenants, conditions and restrictions were amended and recorded November 21, 2008, October 8, 2009, October 7, 2011, October 3, 2013 and May 24, 2016 as Auditor's File No. 200811210102, 200910080108, 201110070050, 201310030026 and 201605240048.