

When recorded return to:

Barbara L. Rizza
8247 Cedar Grove Avenue
Concrete, WA 98237



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052593

CHICAGO TITLE
620052593

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223686

Sep 07 2022

Amount Paid \$5765.00
Skagit County Treasurer
By Lena Thompson Deputy

THE GRANTOR(S) Janet A. Keller, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Barbara L. Rizza, an unmarried woman

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

LOT 10, 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): P64070 / 3877-000-010-0010

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 23, 2022

Janet A. Keller
Janet A. Keller

State of Washington
County of Skaagit

This record was acknowledged before me on 09/07/2022 by Janet A. Keller.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

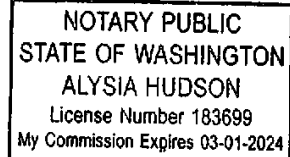


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Cedargrove on the Skagit:

Recording No: 715090
2. By-laws of Cedargrove Maintenance Company, including the terms, covenants and provisions thereof:

Recording Date: April 14, 1994
Recording No.: 9404140020

Modification(s) of said instrument:

Recording Date: November 2, 1995
Recording No.: 9511020058

Modification(s) of said instrument

Recording Date: February 12, 1997
Recording No.: 9702120073
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cedargrove Maintenance Company
Recording Date: April 14, 1994
Recording No.: 9404140020
4. 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

EXHIBIT "A"Exceptions
(continued)

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

5. Cedargrove Maintenance Company By-Laws:

Recording Date: September 11, 2006
Recording No.: 200609110132

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

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: April 10, 1974

EXHIBIT "A"Exceptions
(continued)

Recording No.: 799066

Recording Date: May 19, 1976

Recording No.: 835221

7. 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

8. 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."

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 13, 2022

between Barbara Louise Rizza ("Buyer")
Buyer Buyer
and Janet A Keller ("Seller")
Seller Seller
concerning 8247 Cedar Grove Ave Concrete WA 98237 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticated
Barbara Louise Rizza 08/15/22
Buyer Date

Janet A Keller 8-15-22
Seller Date

Buyer Date

Seller Date