

When recorded return to:

Jeffrey Taplin and Ashley Maldonado  
19687 Able Lane  
Sedro-Woolley, WA 98284

GNW 22-16471

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Wayne Clay and Penny Jo Clay, husband and wife, 349 Lawson Circle, Taneyville, MO 65759,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jeffrey Allen Taplin, an unmarried man, and Ashley Maldonado, an unmarried woman

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 120, 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):  
P64186

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223866

Sep 19 2022

Amount Paid \$4965.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPS 10-05

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Dated: 09/19/2022

Kevin Wayne Clay  
Kevin Wayne Clay  
Penny Jo Clay  
Penny Jo Clay

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 19 day of September, 2022 by Kevin Wayne Clay and Penny Jo Clay.

Kyle Beam  
Signature  
Notary  
Title

My commission expires: 09/11/2023

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 46446 Baker Loop Road, Concrete, WA 98237

Tax Parcel Number(s):

Property Description:

Lot 120, "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.

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**EXHIBIT B**

22-16471-KH

10. 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 Cedargrove on the Skagit recorded {recording\_date\_plat\_survey} as Auditor's File No. 715090.

11. 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.

12. Any question that may arise due to shifting or changing in course of the Skagit River.

13. Reservations, provisions and/or exceptions contained in instrument executed by The Federal Land Bank of Spokane, recorded September 23, 1939 as Auditor's File No. 317248 Vol. 178, page 69.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

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

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial

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status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

Above covenants, conditions and restrictions were amended and recorded November 21, 2008 and October 8, 2009 as Auditor's File No. 200811210102, 200910080108, 201110070050, 201310030026 and 201605240048.

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

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.

16. Regulatory notice/agreement regarding Alternative Sewage System that may include covenants, conditions and restrictions affecting the subject property, recorded November 12, 1993 as Auditor's File No. 9311120171 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.