

WHEN RECORDED RETURN TO:

Name: Benjamin Troka and Taylor Cosgrove
Address: 46670 Baker Loop Road
Concrete, WA 98284

Escrow Number: 810355RT

Filed for Record at Request of: *Rainier Title, LLC*
207041-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), Aleksandr Fomenko and Yelena Fomenko, a married couple and Sinuhe Vizcaino-Lepe, as to the personal property (manufactured home) a married person as their separate estate and Mark Gist, as to the personal property (manufactured home) a married person as their separate estate for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Benjamin Troka, an unmarried person and Taylor Cosgrove, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 196, "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.**

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 196, Cedargrove on the Skagit

Tax Parcel Number(s): P64278

Dated: October 28th 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224542

Nov 08 2022

Amount Paid \$5797.00

Skagit County Treasurer

By Lena Thompson Deputy

This page is attached to and made a part of the Statutory Warranty Deed

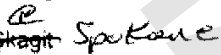

Aleksandr Fomenko



Yelena Fomenko

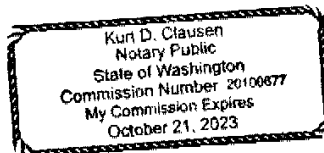
Sinuhe Vizcaino-Lepe


Mark Gist

STATE OF Washington

COUNTY OF ~~Skagit~~  Spokane

This record was acknowledged before me on 10-29-2022 by Aleksandr Fomenko and Yelena Fomenko and ~~Sinuhe Vizcaino-Lepe and Mark Gist~~ 




Name: _____
My Commission Expires: 10-21-2023

This page is attached to and made a part of the Statutory Warranty Deed

Aleksandr Fomenko

Yelena Fomenko

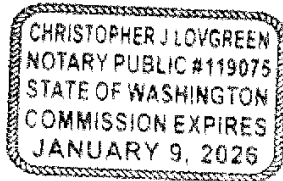
Sinuhe Vizcaino Lepe

Mark Gist
Mark Gist

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on 10-28-2022 by ~~Aleksandr Fomenko and Yelena Fomenko and Sinuhe Vizcaino Lepe and~~ Mark Gist.



Christopher J Lovgreen
Name:

My Commission Expires:

1-9-2026

This page is attached to and made a part of the Statutory Warranty Deed

Aleksandr Fomenko

Yelena Fomenko

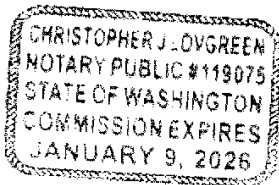
Sinuhe Vizcaino-Lepe

Mark Gist

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on 10-28-2022 by ~~Aleksandr Fomenko and Yelena Fomenko~~ and Sinuhe Vizcaino-Lepe and Mark Gist.



Christopher J Lovgreen
Name: Christopher J Lovgreen
My Commission Expires: 1-9-2026

Exhibit A**Subject To:**

Reservation of 50% of all minerals, including oil and gas, in favor of the Federal Land Bank of Spokane, as contained in Deed recorded September 23, 1939, in Volume 178 of Deeds, page 69, under Auditor's File No. 317248.

. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND

SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Plat of Cedargrove on the Skagit

Recorded: June 25, 1968

Auditor's No.: 715090

. BYLAWS OF CEDARGROVE MAINTENANCE COMPANY AND THE TERMS AND CONDITIONS THEREOF:

Auditor's Nos.: 9404140020 , 9408240092 , 9511020058 , 9702120073 , 9906160085 , 200206060084 , 200609110132 , 201104040113 , 201110070051 and 201310030026

. DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed: Cedargrove Maintenance Company

Recorded: December 11, 2007

Auditor's No.: 200712110047

MODIFIED BY THE FOLLOWING:

Auditor's Nos.: 200811210102 , 200910080108 , 201110070050 and 201605240048

. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: April 5, 2022

Auditor's File No.: 202204050097

. Neither this policy nor any endorsement covers any loss or damage arising from any allegation that the use of the property lacks compliance with covenants, conditions or restrictions or federal or state law or ordinance regarding the cultivation, production or sale of hemp or hemp products.

Liability for supplemental taxes for improvements which have recently been constructed or will be constructed on the property. Said improvements are not presently assessed, but may appear on future rolls.

Assessments, if any, due and owing Cedargrove Maintenance Company.

Rights or claims of tenants in possession due to unrecorded leasehold interests and/or rental agreements, if any.

End of Exhibit A