

**When recorded return to:**

Peter Jon SanCartier, Jr. and Tara SanCartier  
8323 Cedar Grove Avenue  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235399

Feb 03 2023

Amount Paid \$6325.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053333

**CHICAGO TITLE**  
620053333

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tristan Cook, an unmarried person and Samantha Brown, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Peter Jon SanCartier, Jr. and Tara SanCartier, a married  
couple

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

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


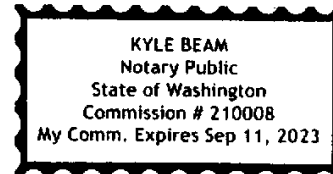
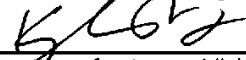
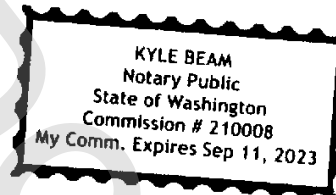
Abbreviated Legal: (Required if full legal not inserted above.)

LT 4, CEDARGROVE ON THE SKAGIT

Tax Parcel Number(s): P64062 / 3877-000-004-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 2/2/2023  
Tristan Cook  
Samantha BrownState of WA  
County of SKagitThis record was acknowledged before me on 2-2-23 by Tristan Cook.  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-11-23State of WA  
County of SKagitThis record was acknowledged before me on 2-2-23 by Samantha Brown.  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-11-23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P64062 / 3877-000-004-0000**

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LOT 4, 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.

**EXHIBIT "B"**  
**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 the Plat of Cedargrove on the Skagit, recorded in Volume 9 of Plats, Pages 48 through 51:

Recording No: 715090

2. 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: September 29, 1966

Recording No.: 688872, records of Skagit County, Washington

3. Reservations and recitals contained in the Deed as set forth below:

Grantor: James T. Ovenell and Mary Ovenell, husband and wife

Recording Date: April 17, 1967

Recording No.: 697531, records of Skagit County, Washington

The seller reserves the right for a period of two years from date of this contract to remove any timber from the land. Purchaser may enter into possession two years from the date

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: August 24, 1994

Recording No.: 9408240092

Said instrument is a re-recording of Recording No. 9404140020.

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 1995

**EXHIBIT "B"**

**Exceptions  
(continued)**

Recording No.: 9511020058

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 12, 1997  
Recording No.: 9702120073

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 2007  
Recording No.: 200712110047

5. 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  
Recording Date: August 24, 1994  
Recording No.: 9408240092

6. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification:

Recording Date: January 18, 2007  
Recording No.: 200701180152

7. Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities on or Adjacent to Designated Natural Resource Land Pursuant to SCC 14.16.870:

Recording Date: December 20, 2007  
Recording No.: 200712100185

8. Terms, conditions, and restrictions of that instrument entitled Notice of Encroachment and property definition:

Recording Date: June 30, 2008  
Recording No.: 200806300227

9. 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

**EXHIBIT "B"****Exceptions  
(continued)**

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  
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

10. 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

11. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.
14. City, county or local improvement district assessments, if any.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P  
Skagit Right-to-Manager 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 January 09, 2023  
between Peter J. SanCartier Jr. Tara SanCartier ("Buyer")  
Buyer Buyer  
and Tristan Cook Samantha Brown ("Seller")  
Seller Seller  
concerning 8323 Cedar Grove Avenue Concrete WA 98237 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manager 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.

Authentication  
Peter J. SanCartier 01/09/2023  
Buyer Date  
Authentication  
Tara SanCartier 01/09/2023  
Buyer Date

Authentication  
Tristan Cook 2/2/23  
01/10/23  
Seller Date  
Authentication  
Samantha Brown 01/10/23  
Brown 2/2/2023  
Seller Date