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05/11/2023 10:56 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236453

May 11 2023

Amount Paid \$2245.00

Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Maria C. Arellano and Francisco Moreno Mendoza
29507 U.S. Route 2
Monroe, WA 98272

GNW 23-18241

STATUTORY WARRANTY DEED

THE GRANTOR(S) Liam Coughlan, a married man, 1132 Douglas Terrace, Port Coquitlam, BC V3C5X2, Canada,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Maria C. Arellano and Francisco Moreno Mendoza, wife and husband

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

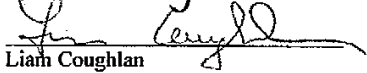
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 143, 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): P64214

Dated: May 8 2023


Liam Coughlan

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8 day of May, 2023 by Liam Coughlan


Signature

Title

My commission expires: N/A

TADEUSZ GAGRACZ

Notary Public

#125 - 1465 Salisbury Avenue
Port Coquitlam, BC V3B 6J3
Ph.: 604-554-0978

TADEUSZ GAGRACZ

Notary Public

On 2023-05-11
#125 - 1465 Salisbury Avenue
Port Coquitlam, BC V3B 6J3
Ph.: 604-554-0978

Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 46120 Baker Drive, Concrete, WA 98237

Tax Parcel Number(s): P64214

Property Description:

Lot 143, "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.

Statutory Warranty Deed
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EXHIBIT B

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10. 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.

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

11. 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 June 25, 1968 as Auditor's File No. 715090.

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

13. 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.

14. By Laws, 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 April 14, 1994 as Auditor's File No. 9404140020.

Above covenants, conditions and restrictions were amended and/or modified by instrument(s) recorded August 24, 1994, November 2, 1995, February 12, 1997, June 16, 1999, June 6, 2002, September 11, 2006, April 4, 2011, October 7, 2011 and October 3, 2013 as Auditor's File No. 9408240092, 9511020058, 9702120073, 9906160085, 200206060084, 200609110132, 201104040113, 201110070051 and 201310030026.

15. 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.

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

16. Any tax, fee, assessments or charges as may be levied by Cedargrove Maintenance Company.