

When recorded return to:
Rebecca Lenore Brown
46018 Baker Drive
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238686
Nov 07 2023
Amount Paid \$5389.00
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.: 620055195

CHICAGO TITLE
620055195

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carolyn Lohmeyer also appearing of record as Carolyn A. Lohmeyer, 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 Rebecca Lenore Brown, an unmarried person

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 135, "CEDARGROVE ON THE SKAGIT"

Tax Parcel Number(s): P64205 / 3877-000-135-0002

Subject to:

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

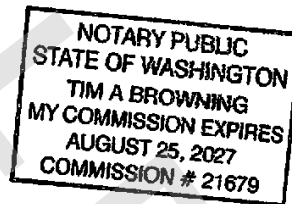
STATUTORY WARRANTY DEED
(continued)Dated: 10/31/2023Carolyn A. Lohmeyer
Carolyn LohmeyerState of WASHINGTON
County of THURSTONThis record was acknowledged before me on 10/31/2023 by Carolyn Lohmeyer.Tim A. Browning
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 8/25/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64205 / 3877-000-135-0002

LOT 135, "CEDARGROVE ON THE SKAGIT", ACCORDING TO THE PLAT THEREOF 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.

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 Cedargrove on the Skagit:

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: January 11, 1973
Recording No.: 779240

3. 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: August 24, 1994
Recording No.: 9408240092

Said instrument is a re-recording of instrument:

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 1995
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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: June 16, 1999
Recording No.: 9906160085

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 6, 2002
Recording No.: 200206060084

4. 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: Cedargrove Maintenance Company
Recording Date: August 24, 1994
Recording No.: 9408240092

Said instrument is a re-recording of instrument:

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

5. Reservations and recitals contained in instrument as set forth below:

Grantor: The Federal Land Bank of Spokane
Recording Date: September 23, 1939
Recording No.: 317248

6. Notice of on-site sewage system status and the terms and conditions thereof:

Recording Date: August 26, 1987
Recording No.: 8708260001

7. Notice of on-site sewage system status and the terms and conditions thereof:

Recording Date: March 21, 1995
Recording No.: 9503210035

8. 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

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

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

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

9. **Bylaws and the terms and conditions thereof**

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

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: April 4, 2011
Recording No.: 201104040113

Modification(s) of said covenants, conditions and restrictions

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

10. **The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:**

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

"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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local Improvement district assessments, if any.

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 _____
between _____ ("Buyer")
and Carolyn A Lohmeyer ("Seller")
concerning 46018 Baker Dr 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.

Authenticator
RLB 09/28/23
Buyer Date

Carolyn A. Lohmeyer 8/8/2023
Seller Date

Buyer Date

Seller Date