

When recorded return to:

Alexander Biro
130 Boren Ave N 304
Seattle, WA 98109

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241294

Jul 11 2024

Amount Paid \$7237.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245463997

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Maloy, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Alexander Biro, a single person

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

LOT 37, 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

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

Tax Parcel Number(s): P64097, 3877-000-037-0001

Subject to:

1. Reservations and recitals contained in the Deed as set forth below:
Recording Date: July 17, 1916
Recording No.: 317248
Grantor's right, title and interest of the mineral and royalty interests have been Quit Claimed
Recorded June 5, 2024
Recording number 202406050067

STATUTORY WARRANTY DEED

(continued)

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

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: June 23, 1969
Recording No.: 728023

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 No.: 883504

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: November 16, 1981
Recording No.: 8111160010

Provisions contained in the articles of incorporation and bylaws of Cedargrove Maintenance

STATUTORY WARRANTY DEED

(continued)

Company, recorded
April 14, 1994 under Recording No. 9404140020, including any liability to assessment lien.
Modification(s) of said bylaws
Recording No.: 9511020058
Recording No.: 9702120073
Recording No.: 200206060084

Provisions contained in the articles of incorporation and bylaws of Cedargrove Maintenance Company, recorded
September 11, 2006 under Recording No. 200609110132, including any liability to assessment lien.
Modification(s) of said bylaws
Recording No.: 201110070051
Recording No.: 201104040113
Recording No.: 201310030026

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

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

Liens and charges as set forth in the above mentioned declaration(s),
Payable to: Skagit River Development Company

Liens and charges as set forth in the above mentioned declaration(s),
Payable to: Cedargrove Maintenance Company

STATUTORY WARRANTY DEED

(continued)

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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."

STATUTORY WARRANTY DEED
(continued)Dated: 7/08/2024Scott D. Maloy
Scott MaloyState of Washington
County of Whatcom
This record was acknowledged before me on 7-8-2024 by Scott Maloy.[Signature]
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 3-5-27