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11/19/2024 02:20 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242998

Nov 19 2024

Amount Paid \$6837.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

Richard Thayer and Kayla Danielle Thayer  
46781 Baker Loop Road  
Concrete, WA 98237

**STATUTORY WARRANTY DEED**

Guardian NW Title 24-21702-KH

THE GRANTOR(S) Christopher A. Eckmeyer, an unmarried man, 4956 West 6200 South, PMB 146, Kears, UT 84118,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Richard Thayer and Kayla Danielle Thayer, husband and wife

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

Lot 17, "CEDARGROVE ON THE SKAGIT", as per plat recorded in Volume 9 of Plats at page 48 through 51, inclusive, in the records of Skagit County, State of Washington.

Abbreviated legal description: Property 1;  
Lot 17, 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 "A" attached hereto

Tax Parcel Number(s): P64078/3877-000-017-0005

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Dated: 11/15/2024

Christopher A. Eckmeyer

Christopher A. Eckmeyer

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of November, 2024 by Christopher A. Eckmeyer ~~XXXX~~  
~~XXXX~~

K. B.  
Signature

Notary

Title

My commission expires: 09/11/2027

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT A**

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
  
(Said Exception will not be included on Extended Coverage Policies)
9. 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 Plat of Cedargrove on the Skagit recorded June 25, 1968 as Auditor's File No. 715090.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. 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

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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.

11. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

12. Reservations contained in deed

Executed by: The Federal Land Bank of Spokane  
 Recorded: September 23, 1939  
 Auditor's No: 317248 Vol. 178, page 69  
 As Follows:

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

13. Terms and conditions of By-Laws of Cedargrove Maintenance Company, as recorded April 14, 1994 under Auditor's File No. 9404140020.

Modification of By-Laws as disclosed by instruments recorded under the following Auditor's File No's.  
 9408240092, 9511020058, 9702120073, 9906160085, 200206060084, 200609110132, 201104040113 and  
 201110070051.

14. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cedargrove Maintenance Company, dated December 10, 2007, recorded December 11, 2007 as Auditor's File No. 200712110047.

Above covenants, conditions and restrictions were amended and recorded November 21, 2008, October 8, 2009, October 7, 2011, October 3, 2013 and May 24, 2016 as Auditor's File No. 200811210102, 200910080108, 201110070050, 201310030026 and 201605240048.

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