

**When recorded return to:**

Douglas M. Snaveley and Janine Snaveley  
46744 Baker Loop Road  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260598

Mar 02 2026

Amount Paid \$6005.00  
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.: 620060421

**CHICAGO TITLE**

620060421

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Breck Williams and Krysten Williams, a married couple and Christine Wilson, an unmarried person, as a 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 Douglas M. Snaveley and Janine Snaveley, a married couple

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

LOT 207, 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): P64289 / 3877-000-207-0005

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 02/27/2026

Breck Williams  
Breck Williams  
Krysten Williams  
Krysten Williams  
Christine Wilson  
Christine Wilson

State of Washington  
County of Snohomish

This record was acknowledged before me on 02/27/2026 by Breck Williams and Krysten Williams.

Colleen Blake  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210372  
COMMISSION EXPIRES 10/19/2027

State of Washington  
County of Snohomish

Notarized remotely online using communication technology via Proof.

This record was acknowledged before me on 02/27/2026 by Christine Wilson.

Colleen Blake  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210372  
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations as contained in instrument;  
Recorded: September 23, 1939  
Auditor's No.: 317248, records of Skagit County, Washington  
Executed By: The Federal Land Bank of Spokane
  
2. 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:  
  
Recording No: 715090
  
3. 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: April 14, 1994  
Recording No.: 9404140020  
  
re-recorded under  
  
Recording Date: August 24, 1994  
Recording No.: 9408240092  
  
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
  
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: April 14, 1994

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 9404140020

5. 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

6. Covenants, conditions and restrictions contained in deed;  
Recording No.: 859202, records of Skagit County, Washington  
As Follows: Use of said property for residential purposes only
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recording No.: 859202, records of Skagit County, Washington  
Imposed By: Skagit River Development Company
8. Bylaws and the terms and conditions thereof
- Recording Date: September 11, 2006  
Recording No.: 200609110132

**EXHIBIT "A"**Exceptions  
(continued)

## Modification(s) of said bylaws

Recording Date: October 7, 2011  
Recording No.: 201110070051Recording Date: April 4, 2011  
Recording No.: 201104040113Recording Date: October 3, 2013  
Recording No.: 201310030026

9. 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."

10. 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 January 30, 2026  
between Douglas Snavelly Buyer Janine Snavelly Buyer ("Buyer")  
and Breck Williams Seller Krysten Williams Seller ("Seller")  
concerning 46744 Baker Loop Rd Address Concrete City WA 98237 State Zip (the "Property")

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.

Authentisign  
Douglas Snavelly 01/31/2026  
Buyer Date

Authentisign  
Breck Williams 10/06/2025  
Seller Date

Authentisign  
Janine Snavelly 01/31/2026  
Buyer Date

Authentisign  
Krysten Williams 10/06/2025  
Seller Date