

When recorded return to:
Lonnnet Driver
46484 Baker Loop Road
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260612
Mar 03 2026
Amount Paid \$5205.00
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.: 620061117

CHICAGO TITLE

1020041117

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tayler Melom, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Lonnnet Driver, a single person and Dalene M Chory, a single 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 122, CEDARGROVE ON THE SKAGIT

Tax Parcel Number(s): P64188 / 3877-000-122-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3-2-26

Taylor Melom

Taylor Melom

State of Washington

County of Skagit

This record was acknowledged before me on 3-2-26 by Taylor Melom.

Jennifer Brazil

(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 7-25-28

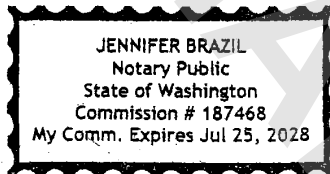


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64188 / 3877-000-122-0007

LOT 122, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 48 TO 51, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations as contained in instrument;

Recording Date: September 23, 1939

Recording No.: 317248, records of Skagit County, Washington

Executed By: The Federal Land Bank of Spokane

Note: No determination has been made regarding the current ownership of said reserved rights.

2. 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 16, 1978

Recording No.: 885472

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recording Date: November 25, 1975

Recording No.: 885472, records of Skagit County, Washington

Imposed By: Skagit River Development Company

4. 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, recorded in Volume 9 of Plats, Pages 48 through 51:

Recording No: 715090

5. 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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: March 20, 1981
Recording No.: 8103200008

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

Said document is a re-recording of 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

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

7. 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.
8. Any unpaid assessments or charges and liability to further assessments or charges, for which

EXHIBIT "B"Exceptions
(continued)

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
Recording No.: 9404140020

9. 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

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

11. Bylaws and the terms and conditions thereof

EXHIBIT "B"Exceptions
(continued)

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

Modification(s) of said bylaws

Recording Date: October 7, 2011
Recording No.: 201110070051

Recording Date: April 4, 2011
Recording No.: 201104040113

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

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 19, 2026
between Lonnett Driver Dalene Maria Chory ("Buyer")
Buyer Buyer
and Taylor Melom ("Seller")
Seller Seller
concerning 46484 Baker Loop 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.

Authentisign
Lonnett Driver 01/19/2026
Buyer Date

Authentisign
Taylor Melom 01/20/2026
Seller Date

Authentisign
Dalene Maria Chory 01/21/26
Buyer Date

Authentisign
Dalene Maria Chory 01/21/26
Seller Date