



200704300196  
Skagit County Auditor

4/30/2007 Page 1 of 5 3:08PM

When Recorded Return To:

JUAN HERNANDEZ  
VERONICA ROMAN  
1226 JUNIPER PLACE  
MOUNT VERNON, WA 98273

Escrow No. 20070550C  
CHICAGO TITLE CO.

LPB-10

1C42362✓

**STATUTORY WARRANTY DEED**

Reference Numbers of related documents: on page of document  
Grantor(s): **CRYSTAL JOHNSON** Additional Names on page of document  
Grantee(s): **JUAN HERNANDEZ and VERONICA ROMAN** Additional Names on page of document  
Legal Description (abbreviated): **LT 14, THE MEADOWS PH II** Full legal on page of document  
Assessor's Property Tax Parcel Account Number(s): **4638-000-014-0003 P106479**

**THE GRANTOR CRYSTAL JOHNSON, AN UNMARRIED INDIVIDUAL**

for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to **JUAN HERNANDEZ and VERONICA ROMAN, HUSBAND AND WIFE**

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

**LOT 14, THE MEADOWS - PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.**  
**SITUATE IN SKAGIT COUNTY, WASHINGTON.**

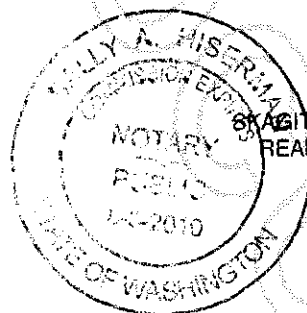
Assessor's Property Tax Parcel Account Number(s): **4638-000-014-0003 P106479**

**Subject to:**

**ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AS ATTACHED IN EXHIBIT "A"**


Dated this **Twenty-Seventh** day of **April, 2007**

  
CRYSTAL JOHNSON



2031  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 30 2007

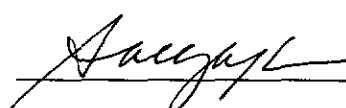
Amount Paid \$ **4170.20**  
Skagit Co. Treasurer  
By  Deputy

**State of WASHINGTON**  
**County of SKAGIT**

} ss

I certify that I know or have satisfactory evidence that **CRYSTAL JOHNSON** is/are the person(s) who appeared before me, and said person(s) acknowledged that **SHE** signed this instrument and acknowledged it to be **HER** free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 4/27/07



Notary Public in and for the State of WA,  
residing at Seattle  
My appointment expires: 8/3/2010

## Exhibit "A"

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 24, 1890

Auditor's No(s): Volume 13, Page 383, records of Skagit County, Washington

For: To cut down trees dangerous to operation of railroad

Affects: A 200 foot strip on each side of centerline of Seattle & Montana Railroad

Drainage right-of-way as disclosed by that deed recorded April 22, 1943, under Auditor's File No. 361626, records of Skagit County, Washington, and other instruments of record.

Affects: The West 280 feet of said plats

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: April 3, 1959

Auditor's No.: 578556, records of Skagit County, Washington

In favor of: City of Mt. Vernon

For: Sewer line operation and maintenance

Affects: The West 15 feet parallel with and adjacent to the West boundary of said plats

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 26, 1977

Auditor's No(s): 867455, records of Skagit County, Washington

In favor of: Public Utility District No. 1

For: To construct, operate, and maintain water line

Affects: A 10 foot strip adjacent to the South boundary of Hoag Road

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 18, 1978

Auditor's No.: 875324, records of Skagit County, Washington

In favor of: Public Utility District No. 1

For: To construct, operate, and maintain water line

Affects: A 10 foot strip adjacent to Hoag Road

Notes as disclosed on that Mount Vernon Short Plat No. MV-2-83, approved May 9, 1983, recorded May 10, 1983, in Volume 6 of Short Plats, page 62, under Auditor's File No. 8305100002, records of Skagit County, Washington, as follows:

- A. Short plat number and date of approval shall be included in all deeds and contracts.
- B. Sewage disposal by Mount Vernon City Sewer.
- C. Water by Skagit County Public Utility District No. 1.
- D. Zoning Classification - R-1, 7.6.

Affects: The West 280 feet of said plat

Easement delineated on the face of said short plat;

For: Sewer

Affects: The West 15 feet of said plat



200704300196  
Skagit County Auditor

4/30/2007 Page

2 of

5 3:08PM

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 9, 1993

Auditor's No.: 9309090091, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: The exterior 10 feet of all lots abutting on any streets in said plats.

The exterior 5 feet abutting upon the South boundary of Hoag Road.

Easements as described on the face of The Meadow Phase 1 according to the plat recorded in, as follows:

A. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., Inc., Cascade Natural Gas Corporation, G.T.E., and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of front and five (5) feet of side boundary lines and under and upon the exterior ten (10) feet of rear boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility service to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

B. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors and assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, trees, or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct, or endanger the districts of the easement.

Easement delineated on the face of said plats;

For: Sewer

Affects: A 20 foot strip adjacent to the Western boundary of said plat

Easement delineated on the face of said plats;

For: Utilities

Affects: The exterior 7 feet of all lots abutting upon public streets

Setbacks as delineated on the face of said plats.

Affects: All lots in said plat



200704300196  
Skagit County Auditor

Setbacks as set out on the face of said plats:

Front: 15 feet (at buildings)  
20 feet (at garage)  
Rear: 10 feet  
Side: 5 feet

All setbacks to be confirmed by City of Mount Vernon.

Easement delineated on the face of said plats;

For: Landscaping setback  
Affects: A 30-foot strip adjacent to the railroad right-of-way along the  
Eastern edge of said plats

Easement delineated on the face of said Phase II;

For: Drainage for City of Mount Vernon  
Affects: The South 20 feet of said plats

continued.....

Restrictions disclosed on the face of said plats, as follows:

- A. No further subdivision of any lot without resubmitting for formal plat procedure.
- B. Any lot within this subdivision may become subject to impact fees payable upon issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.
- C. New homes along the West boundary of this subdivision (Lots 69 through 79) shall be limited to single story structures.
- D. Where landscaping areas are required along street frontages, no shrubs shall be higher than 36 inches and no tree shall have branches or foliage below 5 feet or placed within 20 feet of the corner of a driveway, alley, or street intersection.
- E. Lot owners shall be responsible for installation of downspout infiltration system as per detail 3/4 - 15, sheet 15 of The Meadow construction plans, approval date September 7, 1993. Same downspout infiltration system shall be operational prior to issuance of certificate of occupancy, and the maintenance of same shall be the responsibility of the pertinent lot owners.
- F. Vehicular access for Lots 1 through 6, 82, 83, 84, and Tract 999 shall be from Meadow Boulevard or Hemlock Place and not from Hoag or the Meadow Boulevard entrance to Hoag Road.
- G. Refer to existing records for additional covenants, rights, and restrictions.

Notes disclosed on the face of said plats, as follows:

- A. Tract 995 to be maintained by and is hereby dedicated to the City of Mount Vernon.
- B. Tract 996 is to be maintained by and is hereby dedicated to the City of Mount Vernon for sewer line access.
- C. Tract 997 is to be maintained by the Meadow P.U.D. Homeowners Association until such time that the City of Mount Vernon requires it for public street purposes.
- D. Tract 998 is private and is to be maintained by the Meadow P.U.D. Homeowners Association for purposes of recreation, open space, and storm water control.
- E. Tract 999 is private and is to be maintained by the Meadow P.U.D. Homeowners Association for the purpose of recreational vehicle parking.



200704300196  
Skagit County Auditor

- F. Fence line shown does not run "true". Fence falls on either side of parcel line within nominal limits. No "adverse" possession determined or presumed.
- G. Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by ordinances of the City of Mount Vernon on either an interim or permanent basis.

Utility sources as noted on the face of said plats, as follows:

- A. Sewer – City of Mount Vernon.
- B. Water – P.U.D. No. 1 of Skagit County.
- C. Electricity – Puget Power.
- D. Gas – Cascade Natural Gas.

Agreement, including the terms and conditions thereof, entered into;

By: The Meadows Associates, a partnership  
And Between: Dujardin Development Company  
Recorded: June 15, 1994  
Auditor's No.: 9406150082, records of Skagit County, Washington  
Providing: Indemnity and escrow agreement

Agreement, including the terms and conditions thereof, entered into;

By: The Meadows Associates  
And Between: Dujardin Development Co.  
Recorded: June 15, 1994  
Auditor's No.: 9406150082, records of Skagit County, Washington  
Providing: Escrow requirements

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: May 19, 1994  
Auditor's No(s): 9405190106, records of Skagit County, Washington  
Executed By: The Meadows Associates

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

Recorded: May 19, 1994  
Auditor's No(s): 9405190106, records of Skagit County, Washington  
Imposed By: The Meadows Association

Liability to future assessments, if any, levied by the City of Mount Vernon.

Dues, charges and assessments, if any, levied by The Meadows P.U.D. Homeowners Association



200704300196  
Skagit County Auditor

4/30/2007 Page

5 of

5 3:08PM