

WHEN RECORDED RETURN TO:

BRIAN K. HAMMER, Attorney at Law
P.O. Box 5156
3015 Colby Ave., Suite 300
Everett, WA 98206-5156



200707200197
Skagit County Auditor

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CHICAGO TITLE COMPANY
IC42961 J

STATUTORY WARRANTY DEED

THE GRANTOR JUAN HERNANDEZ AND VERONICA ROMAN, HUSBAND
AND WIFE

for and in consideration of TEN DOLLARS (\$10) AND OTHER GOOD AND VALUABLE
CONSIDERATION

in hand paid, conveys and warrants to STEVE K. SNIDER AND MARIBEL REVELO,
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.

Situated in Skagit County, Washington.

Assessor's Tax Parcel ID#: 46380000140003

SUBJECT TO: Easements, exceptions, reservations and restrictions as set forth in
Schedule B attached hereto and incorporated herein by this reference, which Schedule B is a
part of CHICAGO TITLE ALTA commitment Order No. IC42961 dated June 12, 2007.

Dated: July 16, 2007

STATUTORY WARRANTY DEED
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Brian K. Hammer, Attorney at Law
P.O. Box 5156 - 3015 Colby Ave. #300
Everett, WA 98206-5156
258-1924 - WSBA #7642

3453
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 20 2007

Amount Paid \$ 4294.80
By Skagit Co. Treasurer
Inter Deputy

Juan Hernandez
JUAN HERNANDEZ

Veronica Roman
VERONICA ROMAN

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that JUAN HERNANDEZ AND VERONICA ROMAN signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: JULY 19, 2007



Brian K. Hammer

NOTARY PUBLIC in and for the State of Washington, residing at Marysville. My appointment expires October 10, 2008.

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1. 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
2. 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
3. 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
4. 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
5. 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
6. 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

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7. 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

8. Easement delineated on the face of said short plat;

For: Sewer

Affects: The West 15 feet of said plat

9. 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.

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10. 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.

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11. Easement delineated on the face of said plats;
For: Sewer
Affects: A 20 foot strip adjacent to the Western boundary of said plat
12. Easement delineated on the face of said plats;
For: Utilities
Affects: The exterior 7 feet of all lots abutting upon public streets
13. Setbacks as delineated on the face of said plats.
Affects: All lots in said plat
14. 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.

15. 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
16. Easement delineated on the face of said Phase II;
For: Drainage for City of Mount Vernon
Affects: The South 20 feet of said plats

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17. 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 foliate 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.

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18. 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.
- 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.

19. 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.

20. 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

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21. 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
22. 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
23. 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

- END OF SCHEDULE B-001 -



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