

When recorded return to:
Dennis Bourgeois
1230 Hemlock Place
Mount Vernon, WA 98273



201103240092
Skagit County Auditor

3/24/2011 Page 1 of 5 11:18AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012776

STATUTORY WARRANTY DEED

THE GRANTOR(S) C & H1 LLC, a Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dennis Bourgeois, a married man, as his separate estate

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:

PTN LOTS 7 & 8, MEADOW PHASE II

Tax Parcel Number(s): P106476, 4638-000-007-0006

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: March 22, 2011

C & H1 LLC

BY: Charles E. Harris, manager

Charles E. Harris
Manager

BY: Helen Harris, manager

Helen Harris
Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

822
MAR 24 2011

Amount Paid \$ 2915.30
By [Signature] Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

CHARLES E. HARRIS AND HELEN HARRIS

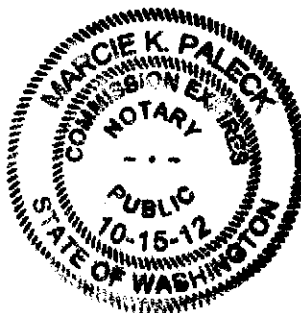
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of C & H1 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 22 2011

Marcie K. Paleck
Name: MARCIE K. PALECK

Notary Public in and for the State of Washington,
Residing at: Mount Vernon, WA

My appointment expires: October 15 2012



201103240092

Skagit County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106476 and 4638-000-007-0006

That portion of Lots 7 and 8, THE MEADOW - PHASE II, according to the plat thereof recorded in Volume 16 of Plats, pages 1 through 7, records of Skagit County, Washington, lying Northerly of the following described line:

Commencing at the Northeast corner of said Lot 7;
Thence South 06°58'01" West a distance of 88.23 feet along the Easterly line of said Lot 7 to the true point of beginning;
Thence North 70°18'45" West a distance of 82.04 feet;
Thence North 43°59'00" West a distance of 50.00 feet to the Southwest corner of said Lot 7 (Northerly corner of Lot 8) and the terminus of said line.

Situated in Skagit County, Washington.



EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 MEADOW PHASE II:

Recording No: 9410120065

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 24, 1890
Auditor's No.: 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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 MOUNT VERNON SHORT PLAT NO. MV-2-83:

Recording No: 8305100002

6. 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.
7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 19, 1994
Auditor's No.: 9405190106, records of Skagit County, Washington
Executed By: The Meadows Associates
8. Agreement, including the terms and conditions thereof, entered into;



EXHIBIT "B"
Exceptions

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

9. 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
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: May 19, 1994
Auditor's No.: 9405190106, records of Skagit County, Washington
Imposed By: The Meadows Association
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Meadows PUD Homeowner's Association.

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

