

When recorded return to:

EDWARD L. MOLISH III
485 BROOK PLACE
SEDRO WOOLLEY, WA 98284



201106060067
Skagit County Auditor

6/6/2011 Page 1 of 3 12:12PM

LAND TITLE OF SKAGIT COUNTY

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-105730

Statutory Warranty Deed

Grantor: ROBERT H. HUNT and JENNIE M. HUNT
Grantee: ERIN R. KNAPP AND EDWARD L. MOLISH III

THE GRANTORS ROBERT H. HUNT and JENNIE M. HUNT, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIN R. KNAPP, an unmarried woman and EDWARD L. MOLISH III, an unmarried man the following described real estate, situated in the County of SKAGIT, State of Washington.

LOT 76, "PLAT OF SPRING MEADOWS-DIV. I," AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 65 AND 66, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS
TAX PARCEL NUMBER: 4732-000-076-0000
PROPERTY I.D. NO: P114880

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#116161
JUN 06 2011
Amount Paid \$ 2708.70
By Mb Skagit Co. Treasurer Deputy

Dated JUNE 2nd, 2011

Robert H. Hunt
ROBERT H. HUNT

Jennie M. Hunt
JENNIE M. HUNT

STATE OF Texas
COUNTY OF Harris) SS:

I certify that I know or have satisfactory evidence that ROBERT H. HUNT and JENNIE M. HUNT is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/they signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 2nd, 2011

Yesenia D. Silva
Notary Public in and for the State of Texas
Residing at 567 S. Mason Rd, Katy, TX 77450
My appointment expires: 07-23-2014



EXHIBIT A

SUBJECT TO:

General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2011, if unpaid, second half delinquent November 1, 2011, if unpaid;

Account No.	Year	Amount Billed	Amount Paid	Balance Owning
4732-000-076-0000	2011	\$2012.23	\$1006.12	\$1006.11

Property ID No: P114880

EXCEPTIONS:

A. TERMS AND CONDITIONS OF ORDINANCE:

Executed By: City of Sedro-Woolley
 Recorded: January 26, 1994
 Auditor's No.: 9401260022

B. Utility Easement shown on face of plat, as follows:

"An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated."

C. Dedication shown on face of the Plat, as follows:

"Know all men by these presents that Vine Street Fund, L.L.C. and U.S. Bank National Association; the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT OF SPRING MEADOWS:

Executed By: Vine Street Fund, L.L.C.
 Recorded: March 4, 1999
 Auditor's No.: 9903040085

FIRST AMENDMENT TO COVENANTS:

Recorded: May 25, 1999
 Auditor's No.: 9905250019

SECOND AMENDMENT TO COVENANTS:

Recorded: July 24, 2000
 Auditor's No.: 200007240001



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D. (Continued):

THIRD AMENDMENT TO COVENANTS:

Recorded: August 28, 2006
Auditor's No.: 200608280166

FOURTH AMENDMENT TO COVENANTS:

Recorded: December 7, 2006
Auditor's No.: 200612070087

E. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association recorded April 15, 1999, under Auditor's File No. 9904150047 and as amended by instrument recorded April 25, 1999, under Auditor's File No. 9904150048.

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Alva Harry Sweet and Karlene I. Sweet, husband and wife
Purpose: Ingress, egress and utilities
Area Affected:

That portion of Lot 76, described as follows: Commencing at the Southwest corner of Lot 13 of the Plat of Spring Meadows Division I, as per the Plat thereof, recorded in Volume 17 of Plats, pages 65 and 66; thence South $0^{\circ}58'19''$ West along the Easterly road margin of Brook Place, of said Plat, for 39.42 feet to the Northeast corner of Lot 76 of said Plat, being the true point of beginning; thence continuing South $0^{\circ}58'19''$ West, being the East line of said Lot 76 for 30.60 feet; thence North $89^{\circ}01'41''$ West for 11.99 feet to the Southeastly road margin of Brook Place; thence along said road margin, being a curve to the Northeast, the radius center of which bears North $46^{\circ}13'09''$ West, 45.00 feet, containing a central angle of $42^{\circ}48'32''$, for an arc length of 33.62 feet, to the true point of beginning.

Dated: September 16, 1999
Recorded: September 23, 1999
Auditor's No.: 199909230053

G. Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

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 inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 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.



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