



201203270108  
Skagit County Auditor

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When recorded return to:  
Clark R Embum and Teresa A Embum  
2401 W Meadow Blvd  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620014912

CHICAGO TITLE  
620014912

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Don E Ney, Jr. and Suzanne A Ney, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to ~~Clark R Embum and Teresa A Embum, husband and wife~~  
Teresa A. Embum and Clark R. Embum, wife and husband  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 78, THE MEADOW - PHASE I, A PLANNED UNIT DEVELOPMENT PLAT, according to the  
plat thereof recorded in Volume 15 of Plats, pages 167 through 172, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.


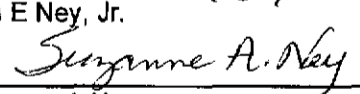
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104992, 4629-000-078-0007

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

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

Dated: March 12, 2012

  
\_\_\_\_\_  
Don E Ney, Jr.  
  
\_\_\_\_\_  
Suzanne A Ney

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012821  
MAR 27 2012

Amount Paid \$ 2888.00  
Skagit Co. Treasurer  
By M6 Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington  
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

DAN E. NEY SR. AND SUZANNE A. NEY  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: March 26 2012

MARCIE K. PALECK

Marcie Paleck

Name: \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

Residing at: Phoenix Junction, WA

My appointment expires: October 15 2012



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**EXHIBIT "A"**  
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 1 A PLANNED UNIT DEVELOPMENT PLAT:  
  
Recording No: 9405050068
2. 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 premises
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: 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.
5. 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
6. 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
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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(s): 9405190106, records of Skagit County, Washington  
Executed By: The Meadows Associates
8. 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
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Meadows PUD Homeowner's Association.



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## EXHIBIT "A"

### Exceptions

#### 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.



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