



201406190045

Skagit County Auditor

6/19/2014 Page

1 of

\$75.00

4 11:25AM

**When recorded return to:**

Jeffery Charles Sheets and Jenna E. Sheets  
426 Spring Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620021521

**CHICAGO TITLE**

**620021521**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Matthew W. Pampeyan and Carmen Y. Pampeyan, 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 Jeffrey Charles Sheets and Jenna E. Sheets, husband and wife

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

Lot 33, PLAT OF SPRING MEADOWS DIV II, according to the Plat thereof recorded in Volume 17  
of Plats, Pages 75 and 76, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116078 / 4735-000-033-0000

Subject to:

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

Dated: June 12, 2014

Matthew W. Pampeyan

Carmen Y. Pampeyan

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2014 2138

JUN 19 2014

Amount Paid \$ 3,654.<sup>00</sup>

Skagit Co. Treasurer

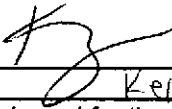
By *mem* Deputy

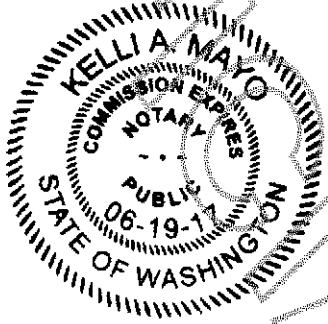
STATUTORY WARRANTY DEED  
(continued)

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Matthew W. Pampayan & Carmen Y. Pampayan  
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/hers/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 6/13/14

  
Name: Kellia A. Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley, WA  
My appointment expires: 6/19/17



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**EXHIBIT "A"**  
Exceptions

1. Right-of-way for drainage purposes together with a waiver of any damage for the contraction, operation, maintenance or repair and any liability for damages caused by the flow of water or water overflow as granted by instrument:  
Recorded: February 26, 1935  
Auditor's No.: 267764, records of Skagit County, Washington  
To: Skagit County Drainage District No. 14
2. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: October 21, 1987  
Auditor's No(s): 8710210047, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: June 16, 1970  
Auditor's No(s): 740160, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Covenants, conditions, and restrictions 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: March 4, 1999  
Auditor's No(s): 9903040085, records of Skagit County, Washington  
Executed By: Vine Street Fund LLC  
  
AMENDED by instrument(s):  
Recorded: April 15, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
  
Auditor's No(s): 9904150048, 200007240001, 200608280166 and 200612070087, records of Skagit County, Washington
5. Covenants, conditions, and restrictions 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 25, 1999  
Auditor's No(s): 9905250019, records of Skagit County, Washington  
Executed By: Vine Street Fund LLC
6. 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 PLAT OF SPRING MEADOWS DIV. II:  
  
Recording No: 9906220076
7. Terms and conditions of City of Sedro Woolley Ordinance No. 1187:  
Recorded: January 26, 1994  
Auditor's No.: 9401260022, records of Skagit County, Washington
8. Terms and conditions "By-Laws" of Plat of Spring Meadows Homeowners Association:  
Recorded: April 15, 1999  
Auditor's No.: 9904150047, records of Skagit County, Washington
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);



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**EXHIBIT "A"**

**Exceptions  
(continued)**

Recorded: March 4, 1999  
Auditor's No(s): 9903040085, records of Skagit County, Washington  
Imposed By: Vine Street Fund L.L.C.

10. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 30, 2002  
Auditor's No(s): 200201300062, records of Skagit County, Washington  
In favor of: Public Utilities District No. 1  
For: Pipelines
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Sedro-Woolley.
13. Assessments, if any, levied by Spring Meadows 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.

