



201406300189

Skagit County Auditor

\$75.00

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3:55PM

**When recorded return to:**

Angga Jomantara and Iryna Vintonyak  
2302 W Meadows Boulevard  
Mount Vernon WA 98273

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021059

**CHICAGO TITLE****620021059****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel E. Theisen and Christy Theisen, 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 Angga Jomantara and Iryna Vintonyak, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 61, THE MEADOW PHASE II, as per plat recorded in Volume 16 of Plats, pages 1 through 7,  
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106520, 4638-000-061-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620021059, Schedule B, Special Exceptions; and Skagit Country Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 27, 2014

Daniel E. Theisen

Christy Theisen

By: Daniel E. Theisen, her Attorney in Fact

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20142321

JUN 30 2014

Amount Paid \$ 386.42

Skagit Co. Treasurer

By HB

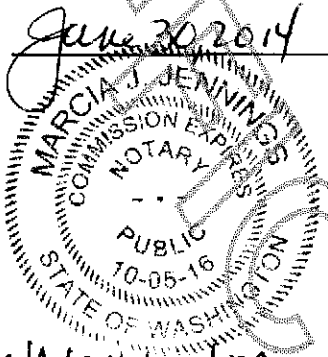
Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Daniel E. Theisen  
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: June 30, 2014



Marcia J. Jennings

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Daniel E. Theisen  
is the person(s) who appeared before me, and said person(s) acknowledged that he signed  
this of instrument, on oath stated the he was authorized to execute the instrument and acknowledged it  
as the Attorney in Fact for Christy Theisen to be the free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: June 30, 2014



Marcia J. Jennings

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016



## SCHEDULE "B"

### SPECIAL 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(s);  
Recorded: September 9, 1993  
Auditor's No(s): 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.
3. 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:  
  
Short Plat number and date of approval shall be included in all deeds and contracts.  
  
Sewage disposal by Mount Vernon City Sewer.  
  
Water by Skagit County Public Utility District No. 1.  
  
Zoning Classification – R-1, 7.6.  
  
Affects: The West 280 feet of said plat
4. 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
5. 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
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: May 19, 1994  
Auditor's No(s): 9405190106, records of Skagit County, Washington  
Executed By: The Meadows Associates
7. 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
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.



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Assessments, if any, levied by The Meadows PUD Homeowner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

#### 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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