

AFTER RECORDING MAIL TO:

Zachary J. Prine and Danielle L. Knapp
458 Meadow Place
Sedro Woolley, WA 98284



201410100057

Skagit County Auditor \$74.00
10/10/2014 Page 1 of 3 11:36AM

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No. 14090182NS
Title Order No. 620022309 ✓

THE GRANTOR(S) Grandview, Inc., a Washington Corporation

for and in consideration of ~~Ten Dollars~~ and other good and valuable consideration

in hand paid, conveys, and warrants to Zachary J. Prine, a single man, and Danielle L. Knapp, a single woman

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

Lot 23, "Plat of Spring Meaows, Division 11", according to the plat thereof, recorded in Volume 17 of Plats, Pages 75 and 76, records of Skagit Couty, Washington. Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required is full legal not inserted above)

Tax Parcel Number(s): 4735-000-023-0000

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620022309, issued by Chicago Title Insurance Company, and set forth in Exhibit "A" attached hereto and by this reference made a part thereof.

Dated: October 1, 2014

Grandview, Inc., a Washington Corporation

BY:
Scott T. Wammack
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143808
OCT 1 0 2014

Amount Paid \$ 3,609.⁵⁰
Skagit Co. Treasurer
By Deputy

I certify or have satisfactory evidence that Scott T. Wammack is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Grandview, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: day of October, 2014

Shirley L. Foxe
Notary Public in and for the State of Washington
residing at Arlington
My Commission Expires: 9-3-2016

SHIRLEY L. FOXE
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires September 3, 2016

EXHIBIT "A"

SUBJECT TO:

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

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

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: June 10, 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

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

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

Covenants, conditions, and restrictions contained in declaration 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: July 24, 2000
Auditor's No.: 200007240001, records of Skagit County, Washington
Executed By: Vine Street Fund LLC

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

Terms and conditions of City of Sedro Woolley Ordinance No. 1187;

Recorded: January 26, 1994
Auditor's No.: 9401260022, records of Skagit County, Washington

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

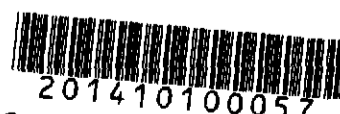


EXHIBIT "A" (cont.)

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 4, 1999

Auditor's No(s): 9903040085, records of Skagit County, Washington

Imposed By: Vine Street Fund L.L.C.

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



201410100057