

When recorded return to:
Omar Vaca Cuevas and Lai Yin Leanne Cuevas
2212 Riley Road
Mount Vernon, WA 98274

201411260096
Skagit County Auditor
11/26/2014 Page 1 of 3 3:05PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022553

CHICAGO TITLE
620022553

STATUTORY WARRANTY DEED

THE GRANTOR(S) Quad Management, LLC. A Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Omar Vaca Cuevas and Lai Yin Leanne Cuevas, a married couple

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

Lot 29, The Meadow - Phase II, according to the plat thereof, recorded in Volume 16 of Plats,
Pages 1 through 7, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P106497 / 4638-000-029-0008

Subject to:

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

Dated: November 20, 2014

Quad Management, LLC

BY:

Arlyn Livingston, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144820
NOV 26 2014

Amount Paid \$ 2853
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Arlyn Livingston

is are the person(s) who appeared before me, and said person acknowledged that he she/they signed this instrument, on oath stated that he she/they was authorized to execute the instrument and acknowledged it as the member of Quad Management, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 20, 2014

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-15



201411260096

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1993
Recording No.: 9309090091
Affects: Said premises and other property

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: To cut down trees dangerous to operation of railroad
Recording Date: October 24, 1890
Recorded In.: Volume 13, Page 383
Affects: A 200 foot strip on each side of centerline of Seattle and Montana Railroad

4. Agreement including the terms, covenants and provisions thereof:

Executed by: Dujardin Development Company
Recording Date: June 15, 1994
Recording No.: 9406150082
Providing: Indemnity and escrow agreement

5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 19, 1994
Recording No.: 9405190106

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: The Meadows Association
Recording Date: May 19, 1994
Recording No.: 9405190106

7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges, if any, levied by The Meadows P.U.D. Homeowners Association.



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