

When recorded return to:

Susan V. Swetman
2200 Trumpeter Drive
Mount Vernon, WA 98273



201502060043

Skagit County Auditor

\$73.00

2/6/2015 Page

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2 9:11AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023098

CHICAGO TITLE
620023098

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven E. Schneider and Laurie J. Schneider, 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 Susan V. Swetman, a married woman as her separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 40, "PLAT OF SPRING MEADOWS - DIV. 1," according to the plat thereof, recorded in
Volume 17 of Plats, Pages 65 and 66, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P114865 / 4732-000-040-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023098, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: 02-03-2015 SES
February 2, 2015 L.J.S.

Steven E. Schneider
Steven E. Schneider

Laurie J. Schneider
Laurie J. Schneider

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 375-

FEB 06 2015

Amount Paid \$ 3 315⁸⁰

Skagit Co. Treasurer

By mm Deputy

State of COLORADO

County of LA PLATA

I certify that I know or have satisfactory evidence that Steven E. Schneider and Laurie J. Schneider
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: 02-03-2015



Melanie Holle
Name: MELANIE HOLLE
Notary Public in and for the State of COLORADO
Residing at: BAYFIELD, CO
My appointment expires: 07-24-2015

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Terms and conditions of Ordinance
Executed by: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022, records of Skagit County, Washington
2. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association
Recorded: April 15, 1999
Auditor's No.: 9904150047, records of Skagit County, Washington
3. Covenants, conditions, easements, assessments 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: March 4, 1999
Auditor's No.: 9903040085, records of Skagit County, Washington
Executed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166 and 200612070087
Records of: Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: March 4, 1999
Auditor's No.: 9903040085, records of Skagit County, Washington
Imposed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166, 200612070087
Records of: Skagit County, Washington

5. Assessments, if any, levied by City of Sedro-Woolley
6. Assessments, dues and charges, if any, levied by Spring Meadows Homeowner's Association.
7. 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.



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