



201504100002

When recorded return to:

Thomas O. Thayer, Successor Trustee of the
Cornwall Revocable Trust dated February 24,
2000, Amended and Restated on April 22, 2002
28 Pua Lane
Hilo, HI 96720

Skagit County Auditor

\$75.00

4/10/2015 Page

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4 8:47AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273

Escrow No.: 620023692

CHICAGO TITLE
620023692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis L. Bourgeois and Rachel G. Bourgeois, 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 Thomas O. Thayer, Successor Trustee of the Cornwall
Revocable Trust dated February 24, 2000, Amended and Restated on April 22, 2002

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

That portion of Lots 7 and 8, THE MEADOW - PHASE II, according to the plat thereof recorded in
Volume 16 of Plats, pages 1 through 7, records of Skagit County, Washington, lying Northerly of
the following described line:

Commencing at the Northeast corner of said Lot 7;
Thence South 06°58'01" West a distance of 88.23 feet along the Easterly line of said Lot 7 to the
true point of beginning;
Thence North 70°18'45" West a distance of 82.04 feet;
Thence North 43°59'00" West a distance of 50.00 feet to the Southwest corner of said Lot 7
(Northerly corner of Lot 8) and the terminus of said line.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106476 / 4638-000-007-0006,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023692, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: April 8, 2015

Dennis L. Bourgeois

Rachel G. Bourgeois

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/1/2 J
APR 10 2015

Amount Paid \$ 3.037
Skagit Co. Treasurer
By *sdm* Deputy

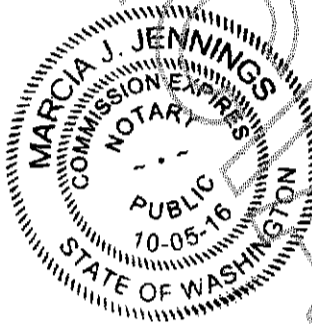
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Dennis L. Bourgeois and Rachel G. Bourgeois
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: April 9, 2015

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



SCHEDULE "B"

SPECIAL 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, including the terms and conditions thereof, granted by instrument;
Recorded: October 24, 1890
Auditor's No.: Volume 13, Page 383, records of Skagit County, Washington
For: To cut down trees dangerous to operation of railroad
Affects: A 200 foot strip on each side of centerline of Seattle & Montana Railroad
3. 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
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 3, 1959
Auditor's No.: 578556, records of Skagit County, Washington
In favor of: City of Mt. Vernon
For: Sewer line operation and maintenance
Affects: The West 15 feet parallel with and adjacent to the West boundary of said plats
5. 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 **MOUNT VERNON SHORT PLAT NO. MV-2-85:**
Recording No: 8305100002
6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1993
Auditor's No.: 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.
7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: May 19, 1994
Auditor's No.: 9405190106, records of Skagit County, Washington
Executed By: The Meadows Associates
8. Agreement, including the terms and conditions thereof, entered into;
By: The Meadows Associates, a partnership
And Between: Dujardin Development Company
Recorded: June 15, 1994
Auditor's No.: 9406150082, records of Skagit County, Washington
Providing: Indemnity and escrow agreement
9. 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

SCHEDULE "B"

Exceptions
(continued)

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: May 19, 1994
Auditor's No.: 9405190106, records of Skagit County, Washington
Imposed By: The Meadows Association
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by 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.