

When recorded return to:
Candace Rosenau
1204 Cherry Place
Mount Vernon, WA 98273



Skagit County Auditor 1 of 3 3:48PM
5/4/2015 Page \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023691

CHICAGO TITLE
620023691 STATUTORY WARRANTY DEED

THE GRANTOR(S) David Lloyd Lawrence and Tracy Ann Lawrence, 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 Candace Rosenau, an unmarried woman

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

Lot 22, 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): P106487 / 4638-000-022-0001.

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023691, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: May 1, 2015

David Lloyd Lawrence

Tracy Ann Lawrence

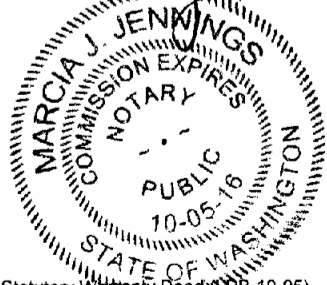
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151537
MAY 04 2015

Amount Paid \$ 3,921.⁰⁰
Skagit Co. Treasurer
By Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
David Lloyd Lawrence and Tracy Ann Lawrence
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/he/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 1, 2015



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 I:
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. 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
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. 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

SCHEDULE "B"
Special Exceptions
(continued)

PHASE II:
Recording No: 9410120065

9. 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.
10. 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
11. 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
12. 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
13. 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
14. 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
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Mount Vernon.
17. Assessments, if any, levied by The Meadows PUD Homeowner's Association
18. 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.