

When recorded return to:
Shelby Kirk
1225 Cherry Place
Mount Vernon, WA 98273



201505220056
Skagit County Auditor \$73.00
5/22/2015 Page 1 of 2 11:43AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023783

CHICAGO TITLE
620023783 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nathan R. Pierce and Erin Pierce, 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 Shelby Kirk, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19, 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): P106484 / 4638-000-019-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023783, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: May 19, 2015

Nathan R. Pierce
Nathan R. Pierce
Erin Pierce
Erin Pierce

2015 1842
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 22 2015

Amount Paid \$ 3369.00
By Skagit Co. Treasurer Deputy

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that
Nathan R. Pierce and Erin Pierce
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: May 21, 2015

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 9-01-2018

SCHEDULE "B"

Exceptions

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 II.
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. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 24, 1890
Auditor's No(s): 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
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. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by The Meadows PUD Homeowner's Association.
11. 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.