



201506150127

**When recorded return to:**

Mary Rael  
450 Spring Lane  
Sedro Woolley, WA 98284

Skagit County Auditor

\$75.00

6/15/2015 Page

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4 1:29PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024069

**CHICAGO TITLE**

**620024069**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph R Handley and Rachel M Handley-Chartrand, 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 Mary Rael, a single woman

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

Lot 27, PLAT OF SPRING MEADOWS DIV II, according to the Plat thereof recorded in Volume 17  
of Plats, Pages 75 and 76, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116072 / 4735-000-027-0000,

Subject to:

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

Dated: June 12, 2015

Joseph R Handley

Rachel M Handley-Chartrand

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 2210  
JUN 15 2015

Amount Paid \$ 3567.40  
Skagit Co. Treasurer  
By *Cham* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skegitt

I certify that I know or have satisfactory evidence that

Joseph R Handley and Rachel M Handley - Chartrand  
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: 6-15-15

Cassandra M Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon,  
My appointment expires: 3-10-17



**EXHIBIT "A"**  
Exceptions

1. Right-of-way for drainage purposes together with a waiver of any damage for the contraction, operation, maintenance or repair and any liability for damages caused by the flow of water or water overflow as granted by instrument:  
Recorded: February 26, 1935  
Auditor's No.: 267764, records of Skagit County, Washington  
To: Skagit County Drainage District No. 14
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 21, 1987  
Auditor's No(s): 8710210047, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 21, 1987  
Auditor's No(s): 8710210047, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 16, 1970  
Auditor's No(s): 740160, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: March 4, 1999  
Auditor's No(s): 9903040085, records of Skagit County, Washington  
Executed By: Vine Street Fund LLC  
  
AMENDED by instrument(s):  
Recorded: April 15, 1999, July 24, 2000 and August 28, 2006  
Auditor's No(s): 9904150048, 200007240001 and 200608280166, records of Skagit County, Washington
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
Recorded: May 25, 1999  
Auditor's No(s): 9905250019, records of Skagit County, Washington  
Executed By: Vine Street Fund LLC
7. Covenants, conditions, 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: July 24, 2000  
Auditor's No.: 200007240001, records of Skagit County, Washington  
Executed By: Vine Street Fund LLC
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,

## EXHIBIT "A"

### Exceptions (continued)

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 PLAT OF SPRING MEADOWS DIV. II:

Recording No: 9906220076

9. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;  
Recorded: January 26, 1994  
Auditor's No.: 9401260022, records of Skagit County, Washington
10. Terms and conditions "By-Laws" of Plat of Spring Meadows Homeowners Association;  
Recorded: April 15, 1999  
Auditor's No.: 9904150047, records of Skagit County, Washington
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: March 4, 1999  
Auditor's No(s): 9903040085, records of Skagit County, Washington  
Imposed By: Vine Street Fund L.L.C.
12. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 30, 2002  
Auditor's No(s): 200201300062, records of Skagit County, Washington  
In favor of: Public Utilities District No. 1  
For: Pipelines
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Sedro-Woolley.
15. Assessments, if any, levied by Spring Meadows 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.