



201507170094

Skagit County Auditor \$75.00
7/17/2015 Page 1 of 4 2:03PM

When recorded return to:
Ricarda Garcia Baltazar and Lilana Resendiz Garcia
1217 Juniper Place
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 109066

Statutory Warranty Deed

109066-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Patricia E. Polmateer, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Ricarda Garcia Baltazar, an unmarried woman and Lilana Resendiz Garcia, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 12 The Meadows Phase 1

Tax Parcel Number(s): P104977, 4629-000-012-0001

Lot 12, "THE MEADOWS-PHASE 1, A PLANNED UNIT DEVELOPMENT PLAT" as per plat recorded in Volume 15 of Plats at Page 167, in the records of Skagit County, State of Washington. This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7-16-15

Patricia E. Polmateer
Patricia E. Polmateer
Berann Clark POA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 2784
JUL 17 2015

Amount Paid \$3565.00
Skagit Co. Treasurer
By *MB* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patricia E. Polmateer, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-16-15

See Attached

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2019

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: September 2, 1993
Recorded: September 9, 1993
Auditor's No: 9309090091
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: As follows:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways, EXCEPT all residential lots fronting Hoag Road, the strip of land parallel to and coincident with the Hoag Road right-of-way shall be 5 feet in width.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: The Meadow - Phase 1, A Planned Unit Development
Plat
Recorded: May 5, 1994
Auditor's No: 9405050068

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: B.N.L. Davis et ux
Recorded: October 24, 1890
Auditor's No: Volume 13, Page 383
As Follows:

Right of the Seattle and Montana Railroad to go upon land within 200 feet of the center of the Railroad for purposes of cutting trees dangerous to the operation of the railroad and for incidental purposes.

Affects: Lots 5, 6, 9, 12

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 19, 1994
Recorded: May 19, 1994
Auditor's No: 9405190106
Executed by: The Meadows Associates

E. Any tax, fee, assessments or charges as may be levied by The Meadows at Mount Vernon Homeowners Association.

UNOFFICIAL DOCUMENT

State of WA

Acknowledgment - Corporate

County of Skagit

I certify that I know or have satisfactory evidence that:

Roxann Clark the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is/are Attorney in fact of Patricia E. Palmatear to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated 7-16-15

[Handwritten Signature]

Notary Public in and for the State of Washington

Residing at Wilton

My appointment expires: 12/19

