



201509090028

Skagit County Auditor

\$76.00

9/9/2015 Page

1 of

5 11:50AM

When recorded return to:
Ryan P. Knight
2409 W Meadow Boulevard
Mount Vernon WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245375793

CHICAGO TITLE

620624171

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Kim Fon Mau, Successor Trustee of The Violet Seu Mau Revocable Living Trust under agreement dated October 28, 1982 and amended and restated on April 3, 2000

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Ryan P. Knight, a single man

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

Lot 80, The Meadow - Phase I, a Planned Unit Development Plat, according to the plat thereof, recorded in Volume 15 of plats, pages 167 through 172, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P104995, 4629-000-080-0009

Subject to:

SEE ATTACHED EXHIBIT A AND BY THIS REFERENCE MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 22, 2015

The Violet Seu Mau Revocable Living Trust
BY: [Signature]
David Kim Fon Mau
Successor Trustee

2015 3620
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 09 2015
Amount Paid \$ 3474.00
Skagit Co. Treasurer
By: NF Deputy

State of Hawaii
City and
County of Honolulu

I certify that I know or have satisfactory evidence that David Kim Fon Mau is/~~are~~ the person(s) who appeared before me, and said person acknowledged that (he/~~she/they~~) signed this instrument, on oath stated that (he/~~she/they~~) was authorized to execute the instrument and acknowledged it as the Successor Trustee of The Violet Seu Mau Revocable Living Trust under agreement dated October 28, 1982 and amended and restated on April 3, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 24, 2015



[Signature]
Name: Noreen Ho
Notary Public in and for the State of Hawaii
Residing at: Honolulu, Hawaii
My appointment expires: Jan 01, 2018

NOREEN HO, FIRST CIRCUIT

Doc. Date: 8-22-15 # Pages: 6
Doc. Description: Statutory Warranty Deed
Notary Signature [Signature] Date 8-24-15

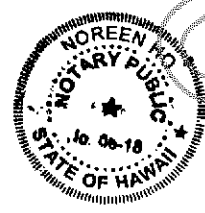


EXHIBIT A

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 1 A PLANNED UNIT DEVELOPMENT PLAT:

Recording No: 9405050068

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 premises

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

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.

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

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

Covenants, conditions, and restrictions contained in declaration(s) 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: May 19, 1994

Auditor's No(s): 9405190106, records of Skagit County, Washington

Executed By: The Meadows Associates

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

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Mount Vernon.

Assessments, if any, levied by Meadows PUD Homeowner's Association.

UNOFFICIAL DOCUMENT

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.