

When recorded return to:  
Ryan Alan Thomas  
492 Spring Lane  
Sedro Woolley, WA 98284



201604080057

Skagit County Auditor

\$75.00

4/8/2016 Page

1 of

3

2:03PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026523

CHICAGO TITLE

620026523

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael L. Jackson and Heather M. Jackson, 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 Ryan Alan Thomas, an unmarried person as his separate  
estate

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

Lot 14, Plat of Spring Meadows - Div. I, as per plat recorded in Volume 17 of plats, pages 65 and  
66, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P114857 / 4732-000-014-0000

Subject to:

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

Dated: April 5, 2016

Michael L. Jackson

Heather M. Jackson

20161248  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 08 2016

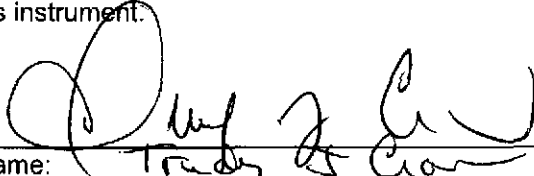
Amount Paid \$ 4348.20  
By Skagit Co. Treasurer Deputy  
JTF

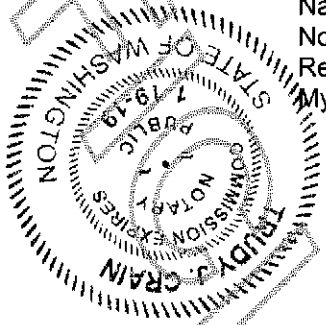
STATUTORY WARRANTY DEED  
(continued)

State of Wash  
County of Skagit

I certify that I know or have satisfactory evidence that  
Michael L. Jackson + Heather M Jackson  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 4-6-16

  
Name: Tracy A. Crain  
Notary Public in and for the State of Wash  
Residing at: Skagit  
My appointment expires: 1-19-19



**EXHIBIT "A"**  
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 PLAT OF SPRING MEADOWS DIV. 1:

Recording No: 9905140014

2. Terms and conditions of Ordinance  
Executed by: City of Sedro-Woolley  
Recorded: January 26, 1994  
Auditor's No.: 9401260022, records of Skagit County, Washington
3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association  
Recorded: April 15, 1999  
Auditor's No.: 9904150047, records of Skagit County, Washington
4. Covenants, conditions, easements, assessments 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: March 4, 1999  
Auditor's No.: 9903040085, records of Skagit County, Washington  
Executed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166 and 200612070087  
Records of: Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: March 4, 1999  
Auditor's No.: 9903040085, records of Skagit County, Washington  
Imposed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166, 200612070087  
Records of: Skagit County, Washington

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, dues and charges, if any, levied by Spring Meadows Homeowner's Association.