

When recorded return to:
Samantha Reoch
451 Spring Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00
9/30/2016 Page 1 of 4 3:47PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028705

CHICAGO TITLE
020028705

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott McLaughlin and Tammy McLaughlin, 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 Samantha Reoch, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 64, 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): P116098 / 4735-000-064-0000,

Subject to:

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

Dated: September 29, 2016

Scott McLaughlin

Tammy McLaughlin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164519
SEP 30 2016

Amount Paid \$ 4116.80
Skagit Co. Treasurer
By *nm* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Skagit.

I certify that I know or have satisfactory evidence that
Scott McLaughlin Tammy McLaughlin
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: SEPTEMBER 29, 2016

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: ARLINGTON
My appointment expires: 10/27/2018

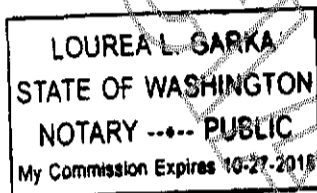


EXHIBIT "A"
Exceptions

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: 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
4. 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, August 28, 2006 and December 7, 2006

Auditor's No(s): 9904150048, 200007240001, 200608280166 and 200612070087, records of Skagit County, Washington
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: May 25, 1999
Auditor's No(s): 9905250019, records of Skagit County, Washington
Executed By: Vine Street Fund LLC
6. 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. II:

Recording No: 9906220076
7. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;
Recorded: January 26, 1994
Auditor's No.: 9401260022, records of Skagit County, Washington
8. 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

EXHIBIT "A"

Exceptions
(continued)

9. 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.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Sedro-Woolley.
12. 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.