

When recorded return to:

Brandy E. MacFarland and Francisco C.
MacFarland
467 Spring Lane
Sedro Woolley, WA 98284



201702090114

Skagit County Auditor

\$76.00

2/9/2017 Page

1 of

4 3:24PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029770

CHICAGO TITLE

020029770

STATUTORY WARRANTY DEED

THE GRANTOR(S) David R. Williams and Melissa A. Williams, 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 Brandy E. MacFarland and Francisco C. MacFarland, wife and
husband and Janice L. Bennett, an unmarried person

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

Lot 67, 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.)

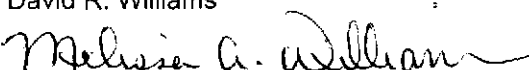
Tax Parcel Number(s): P116101 / 4735-000-067-0000.

Subject to:

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


Dated: February 6, 2017


David R. Williams


Melissa A. Williams

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017538
FEB 09 2017

Amount Paid \$ 4294.80
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

David R. Williams and Melissa A. Williams
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: 2-7-17

Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Starwood
My appointment expires: 11-10-17

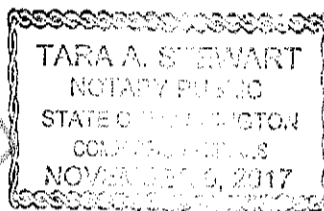


EXHIBIT "A"

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: 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 and August 28, 2006
Auditor's No(s): 9904150048, 200007240001 and 200608280166, 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, 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
7. 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

EXHIBIT "A"

Exceptions (continued)

8. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;
Recorded: January 26, 1994
Auditor's No.: 9401260022, records of Skagit County, Washington
9. 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
10. 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.
11. 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
12. Notice contained in deed

Recording Date: December 21, 2007
Recording No.: 200712210071
Regarding: Skagit County Right to Farm Ordinance
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.