

When recorded return to:
Donna Neff
488 Spring Lane
Sedro Woolley, WA 98284



201702170099
Skagit County Auditor \$75.00
2/17/2017 Page 1 of 3 3:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029717

CHICAGO TITLE
620029717

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary E. Lynch, An unmarried Person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donna Neff, A Single Woman

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

Lot 16, "PLAT OF SPRING MEADOWS - DIV. 1," according to the plat thereof, recorded in Volume 17 of Plats, Pages 65 and 66, records of Skagit County, Washington.

Situate in Skagit County, Washington

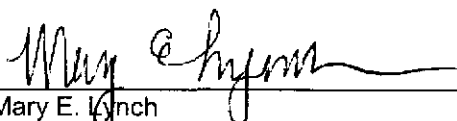
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P114859 / 4732-000-016-0000

Subject to:

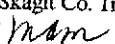
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 13, 2017


Mary E. Lynch

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017649
FEB 17 2017

Amount Paid \$ 3956.60
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Mary E. Lynch
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: 2-15-17

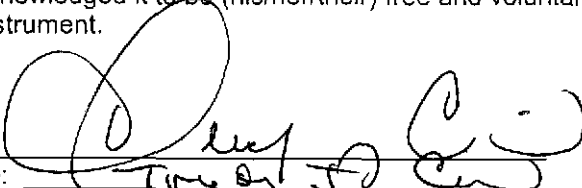

Name: Troy J. Smith
Notary Public in and for the State of Wash
Residing at: Orly, WA
My appointment expires: 1-19-19

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.