



201703230119

Skagit County Auditor

\$76.00

3/23/2017 Page

1 of

4 4:10PM

When recorded return to:

Chelsey A Ibarra
1215 Cherry Place
Mount Vernon, WA 98273

Filed for record at the request of:

TICOR TITLE COMPANY

2825 Colby Ave, Ste. 300
Everett, WA 98201

Escrow No.: 70065932

TICOR TITLE

70065932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wanda Weldon, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chelsey A Ibarra, an unmarried person

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

Lot 18, THE MEADOWS - PHASE II, according to the plat thereof, recorded in Volume 16 of Plats,
Pages 1 through 7, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P106483, 4638-000-018-0007

Subject to:

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

Dated: March 21, 2017

Wanda Weldon
Wanda Weldon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171140
MAR 23 2017

Amount Paid \$ 3,178.20
Skagit Co. Treasurer
By Fullm Deputy

This page is attached to and made a part of the Statutory Warranty Deed

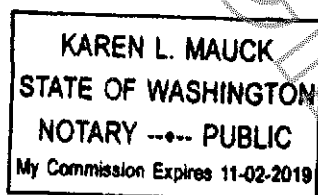
STATE OF Washington

SS.

COUNTY OF Snohomish

I certify that I have satisfactory evidence that Wanda Weldon is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 22 2017



Karen L. Mauck
Karen L. Mauck
Notary Public in the State of Washington
Residing in Snohomish, WA
My Commission Expires: 11-2-2019

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 II:**

Recording No: 9410120065

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1993
Recording No.: 9309090091

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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:**

Recording No: 9405050068

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 **MOUNT VERNON SHORT PLAT NO. MV-2-83:**

Recording No: 8305100002

5. Agreement including the terms, covenants and provisions thereof;

Executed by: The Meadows Associates, et al
Recording Date: June 15, 1994
Recording No.: 9406150082

6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 19, 1994
Recording No.: 9405190106

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: The Meadows Association
Recording Date: May 19, 1994
Recording No.: 9405190106

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: To cut down trees dangerous to operation of railroad
Recording Date: October 24, 1890

EXHIBIT "A"

Exceptions
(continued)

Recorded In.: Volume 13, Page 383

9. Drainage right-of-way as disclosed by that deed;

Recording Date: April 22, 1943
Recording No.: 361626

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sewer line operation and maintenance
Recording Date: April 3, 1959
Recording No.: 578556

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: To construct, operate and maintain water line
Recording Date: October 26, 1977
Recording No.: 867455

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: To construct, operate and maintain water line
Recording Date: March 18, 1978
Recording No.: 875324

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1993
Recording No.: 9309090091