

When recorded return to:

Javier Valdez
2322 West Meadow Boulevard
Mount Vernon, WA 98273



Skagit County Auditor
5/12/2017 Page

1 of

\$76.00
4 11:53AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030686

CHICAGO TITLE

620030686

STATUTORY WARRANTY DEED

THE GRANTOR(S) Phyliss A Brady, 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 Javier Valdez, an unmarried man

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

Lot 57, THE MEADOW - PHASE II, according to the plat thereof recorded in Volume 16 of Plats,
page 1 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P106516 / 4638-000-057-0006,

Subject to:

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

Dated: May 5, 2017

Phyliss A Brady by Kenneth A Baber
her attorney in fact

Phyliss A Brady by Kenneth A Baber,
her attorney in fact

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2017 2056
MAY 12 2017

Amount Paid \$ *4989.00*
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth A. Baber

☒ is are the person(s) who appeared before me, and said person acknowledged that ☒ (he/she/they) signed this instrument, on oath stated that ☒ (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Phyllis A Brady to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 9, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

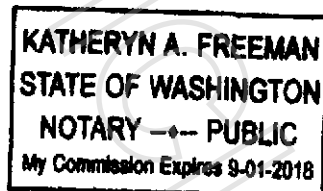


EXHIBIT "A"

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 THE MEADOW PHASE II:
Recording No: 9410120065
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 3, 1959
Auditor's No.: 578556, records of Skagit County, Washington
In favor of: City of Mt. Vernon
For: Sewer line operation and maintenance
Affects: The West 15 feet parallel with and adjacent to the West boundary of said plats
3. Drainage right-of-way as disclosed by that deed recorded April 22, 1943, under Auditor's File No. 361626, records of Skagit County, Washington, and other instruments of record.
Affects: The West 280 feet of said plats
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 26, 1977
Auditor's No(s): 867455, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: To construct, operate, and maintain water line
Affects: A 10 foot strip adjacent to the South boundary of Hoag Road
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1993
Auditor's No(s): 9309090091, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet of all lots abutting on any streets in said plats. The exterior 5 feet abutting upon the South boundary of Hoag Road.
6. Notes as disclosed on that Mount Vernon Short Plat No. MV-2-83, approved May 9, 1983, recorded May 10, 1983, in Volume 6 of Short Plats, page 62, under Auditor's File No. 8305100002, records of Skagit County, Washington, as follows:

Short Plat number and date of approval shall be included in all deeds and contracts.

Sewage disposal by Mount Vernon City Sewer.

Water by Skagit County Public Utility District No. 1.

Zoning Classification – R-1, 7.6.

Affects: The West 280 feet of said plat
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 24, 1890
Auditor's No(s): Volume 13, Page 383, records of Skagit County, Washington
For: To cut down trees dangerous to operation of railroad
Affects: A 200 foot strip on each side of centerline of Seattle & Montana Railroad
8. Agreement, including the terms and conditions thereof; entered into;
By: The Meadows Associates, a partnership
And Between: Dujardin Development Company
Recorded: June 15, 1994
Auditor's No. 9406150082, records of Skagit County, Washington
Providing: Indemnity and escrow agreement

EXHIBIT "A"

Exceptions (continued)

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: May 19, 1994
Auditor's No(s): 9405190106, records of Skagit County, Washington
Executed By: The Meadows Associates
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 19, 1994
Auditor's No(s): 9405190106, records of Skagit County, Washington
Imposed By: The Meadows Association
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by The Meadows PUD Homeowner's Association.