

When recorded return to:
Tina Duhaime
436 Spring Lane
Sedro Woolley, WA 98284



201706300086

Skagit County Auditor \$76.00
6/30/2017 Page 1 of 4 11:02AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031217

CHICAGO TITLE
020031217

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael T. Lennox and Jennifer M. Lennox, 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 Tina Duhaime, a single person

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

Lot 30, 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): P116075 / 4735-000-030-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172932
JUN 30 2017

Amount Paid \$3921.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2017

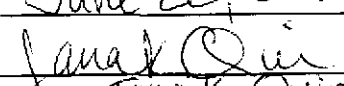

Michael T. Lennox


Jennifer M. Lennox

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael T. Lennox and Jennifer M. Lennox are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 28, 2017


Name: Jana K. Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

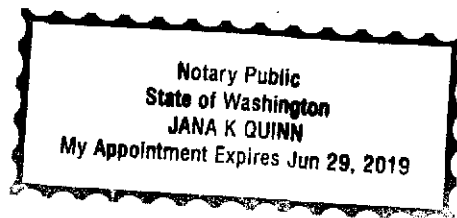


EXHIBIT "A"
Exceptions

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

EXHIBIT "A"

Exceptions (continued)

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
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. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Sedro-Woolley.
14. Assessments, if any, levied by Spring Meadows Homeowner's Association.