

When recorded return to:  
Steven James McCarter  
1227 Juniper Place  
Mount Vernon, WA 98273



Skagit County Auditor \$76.00  
7/18/2017 Page 1 of 4 1:28PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031066

**CHICAGO TITLE**  
020031066

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jim Lammon and Pam May Lammon, who aquired title as Pam Squires, who are one in the same, 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 Steven James McCarter, an unmarried man

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

Lot 13, 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): P106478 / 4638-000-013-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173285

JUL 18 2017

Amount Paid \$ 4188.00

Skagit Co. Treasurer  
Deputy

By *[Signature]*

STATUTORY WARRANTY DEED  
(continued)

Dated: July 17, 2017

[Signature]  
Jim Lammon  
[Signature]  
Pam May Lammon

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jim Lammon and Pam May Lammon 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: July 17, 2017

[Signature]  
Name: Katheryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission 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(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

3. 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.

4. 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

5. 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

## EXHIBIT "A"

### Exceptions (continued)

6. 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
7. 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
8. 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
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by The Meadows PUD Homeowner's Association.