

When recorded return to:
Rafael Madera
409 Spring Lane
Sedro Woolley, WA 98284



201708110063

Skagit County Auditor \$77.00
8/11/2017 Page 1 of 4 1:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031784

CHICAGO TITLE
020031784

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel G. Behrens and Janelle Behrens, 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 Rafael Madera, an unmarried person

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

Lot 1, 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): P114844 / 4732-000-001-0000.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: August 8, 2017

Daniel G. Behrens

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173141
AUG 11 2017

Amount Paid \$4259.20
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Pierce

I certify that I know or have satisfactory evidence that

Daniel G. Behrens
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: August 9, 2017

Patricia Avery White
Name: Patricia Avery White
Notary Public in and for the State of WASHINGTON
Residing at: University Place, WA
My appointment expires: September 14, 2019

PATRICIA AVERY-WHITE
Notary Public
State of Washington
My Commission Expires
September 14, 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 Spring Meadows - Div 1:

Recording No.: 199905140014

2. 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: March 4, 1999
Recording No.: 9903040085

3. Terms and conditions of Ordinance, including the terms, covenants and provisions thereof;

Recording Date: January 26, 1994
Recording No.: 9401260022

4. By-laws of Plat of Spring Meadows Homeowners Association, including the terms, covenants and provisions thereof;

Recording Date: April 15, 1999
Recording No.: 9904150047

5. 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: March 4, 1999
Recording No.: 9903040085

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and
December 7, 2006

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 9904150048, 9905250019, 200007240001, 200608280166 and
200612070087

6. 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: Spring Meadows Homeowners Association
Recording Date: March 4, 1999
Recording No.: 9903040085

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro Woolley.
10. Assessments, if any, levied by Spring Meadows Homeowners Association.