

When recorded return to:

Dina Townsend and Kendall R. Townsend
20393 Park Ridge Lane
Sedro Woolley, WA 98284



201711030108

Skagit County Auditor

\$78.00

11/3/2017 Page

1 of

5 3:01PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032432

CHICAGO TITLE

620032432

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vera E. Meekhof, 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 Dina Townsend and Kendall R. Townsend, a married couple

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

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

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

Lot(s): 20 SKAGIT COUNTY SHORT PLAT#518-81

Tax Parcel Number(s): P50634 / 360433-3-003-1004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175218
NOV 03 2017

Amount Paid \$6946.11
Skagit Co. Treasurer
By *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 31, 2017

Vera E. Meekhof
Vera E. Meekhof

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Vera E. Meekhof 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: November 01, 2017

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

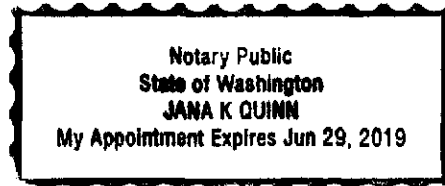


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50634 / 360433-3-003-1004

Tract 20, SKAGIT COUNTY SHORT PLAT NO. 518-81, revised July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91 through 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion in Sections 32 and 33, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 10, 1982
Recording No.: 8203100024
2. Declaration of Easements and Road Maintenance Agreement as contained in instrument

Recording Date: September 14, 1981
Recording No.: 8109140012
3. Reservation of minerals in favor of Joseph R. Fredericks and Nellie Fredericks, husband and wife

Recording Date: September 15, 1955
Recording No.: 524149
4. Exceptions and reservations as contained in Deed

Recording Date: May 15, 1979
Recording No.: 7905150064
5. 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 Skagit County Short Plat No. 518-81:

Recording No: 8107070003
6. Covenants, conditions and restrictions 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: July 7, 1981 and September 14, 1981
Recording No.: 8107070002 and 8109140012

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "B"

Exceptions (continued)

Recording Date: April 1, 1982
Recording No.: 8204010025

7. Terms and conditions of those Articles of Incorporation of Hidden Meadows Community Association

Recording Date: July 7, 1981
Recording No.: 8107070001

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recording Date: July 7, 1981
Recording No.: 8107070002

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: July 10, 1998
Recording No.: 9807100122
Affects: The South 30 feet and the South 90 feet of the East 30 feet of the herein described property.

10. Easement and Adoption of CC&R's including the terms, covenants and provisions thereof

Recording Date: September 29, 2006
Recording No.: 200609290118

11. City, county or local improvement district assessments, if any.

12. Assessments, if any, levied by Hidden Meadows Property Owners Association.