

When recorded return to:  
Evan M Wenger and Marie E Wenger  
2416 East Meadow Avenue  
Mount Vernon, WA 98273



201711210033

Skagit County Auditor \$77.00  
11/21/2017 Page 1 of 4 11:37AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031209

CHICAGO TITLE  
420031209

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jose Antonio Velasco and Maria E Velasco, 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 Evan M Wenger and Marie E Wenger, husband and wife

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

Lot 3, "The Meadows - Phase 1", a planned unit development plat, according to the plat thereof, recorded in Volume 15 of plats, page 167, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Tax Parcel Number(s): P104970 / 4629-000-003-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175464

NOV 21 2017

Amount Paid \$ 4455.00  
Skagit Co. Treasurer


By *BT* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 17, 2017

  
Jose Antonio Velasco

  
Maria E Velasco

State of Washington

County of Skasit

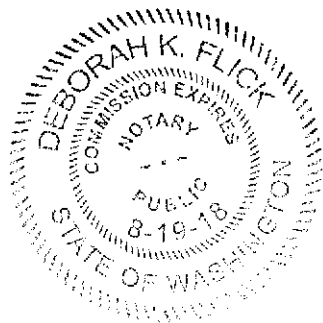
I certify that I know or have satisfactory evidence that

Jose Antonio Velasco & Maria E Velasco  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 11/17/17



Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 8/19/18



**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 1A PLANNED UNIT DEVELOPMENT PLAT:

Recording No: 9405050068

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 and Montana Railroad
3. 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
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 18, 1978  
Auditor's No(s): 875324, 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 Hoag Road
5. 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 premises
6. 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
7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 9, 1993

## EXHIBIT "A"

### Exceptions (continued)

- Auditor's No.: 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.
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
9. Covenants, conditions, and restrictions contained in declaration(s) 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: 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 Meadows PUD Homeowner's Association.