

**When recorded return to:**

Jessica Leal and Juan Carlos Leal Napoles  
497 Spring Lane  
Sedro Woolley, WA 98284



201711220052

Skagit County Auditor \$77.00  
11/22/2017 Page 1 of 4 11:34AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032700

**CHICAGO TITLE**  
**620032700**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Roger Simshauser and Gwen Simshauser, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Jessica Leal and Juan Carlos Leal Napoles, a married couple

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

Lot 8, "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): P114851 / 4732-000-008-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175486

NOV 22 2017

Amount Paid \$4277.00  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 6, 2017


  
Roger Simshauser

  
Gwen Simshauser

State of Washington  
County of Snohomish <sup>SKO</sup> Skagit

I certify that I know or have satisfactory evidence that  
Roger Simshauser and Gwen Simshauser  
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: November 15, 2017

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

Notary Public  
State of Washington  
JANA K QUINN  
My Appointment Expires Jun 29, 2019

**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 PLAT OF SPRING MEADOWS DIV. 1:

Recording No: 9905140014

2. Terms and conditions of Ordinance  
Executed by: City of Sedro-Woolley  
Recorded: January 26, 1994  
Auditor's No.: 9401260022, records of Skagit County, Washington
3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association  
Recorded: April 15, 1999  
Auditor's No.: 9904150047, records of Skagit County, Washington
4. Covenants, conditions, easements, assessments 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: March 4, 1999  
Auditor's No.: 9903040085, records of Skagit County, Washington  
Executed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166 and 200612070087  
Records of: Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: March 4, 1999  
Auditor's No.: 9903040085, records of Skagit County, Washington  
Imposed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166,

## EXHIBIT "A"

Exceptions  
(continued)

200612070087

Records of: Skagit County, Washington

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, dues and charges, if any, levied by Spring Meadows Homeowner's Association.