

When recorded return to:

James F McBain and Judy A McBain
3465 Fisherman Bay Rd
Lopez Island, WA 98261



201711290090

Skagit County Auditor

\$77.00

11/29/2017 Page

1 of

4 3:08PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033024

CHICAGO TITLE

620033024

STATUTORY WARRANTY DEED

THE GRANTOR(S) Renee Christine Palmer, Trustee of the Revocable Living Trust of Renee C. Palmer, dated 2/8/10

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to James F McBain and Judy A McBain, Husband and Wife

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

Lot 2, "The Meadow - 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.

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

Tax Parcel Number(s): P104969 / 4629-000-002-0001,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 5538
NOV 29 2017

Amount Paid \$ 4,366.00

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 22, 2017

Renee Christine Palmer, Trustee of the Revocable Living Trust of Renee C. Palmer, dated 2/8/10

BY: Renee Christine Palmer, TTE
Renee Christine Palmer, Trustee

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Renee Christine Palmer

(s)are the person(s) who appeared before me, and said person acknowledged that (he)(she)(they) signed this instrument, on oath stated that (he)(she)(they) was authorized to execute the instrument and acknowledged it as the Trustee of Revocable Living Trust of Renee C Palmer to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 28, 2017

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

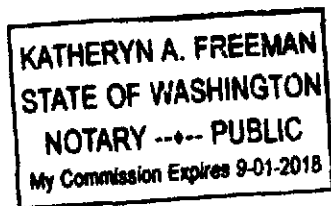


EXHIBIT "A"

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 1-A 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.