

When recorded return to:  
George D Deasy  
1304 Hillcrest Parkway  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115296



201712280051

Skagit County Auditor  
12/28/2017 Page

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3 3:24PM

\$78.00

### Statutory Warranty Deed

115296  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Vargas Real Estate Group LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to George D. Deasy, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 67, The Meadow Ph. 2

Tax Parcel Number(s): P106530, 4638-000-067-0006

Lot 67, "THE MEADOW PHASE II," as per plat recorded in Volume 16 of Plats, pages 1 through 7, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 12-28-17

Vargas Real Estate Group, LLC

By: Juan Vargas, General Partner ~~Manager~~  
Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20175988  
DEC 28 2017

Amount Paid \$ 1607.<sup>00</sup>  
Skagit Co Treasurer  
By *mem* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Juan Vargas is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Manager of Vargas Real Estate Group LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-28-17

*Katie Hickok*

Katie Hickok

Notary Public in and for the State of Washington

Residing at Washington

My appointment expires: 1/07/2019



## Exhibit A

### EXCEPTIONS:

#### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: September 2, 1993  
Recorded: September 9, 1993  
Auditor's No.: 9309090091  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

#### B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: ~~May 19, 1994~~  
Recorded: ~~May 19, 1994~~  
Auditor's No: ~~9405190106~~  
Executed by: The Meadow Associates

#### C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: The Meadow, Phase II  
Recorded: October 12, 1994  
Auditor's No: 9410120065

#### D. Any tax, fee, assessments or charges as may be levied by The Meadows at Mount Vernon Homeowners Association.

((OPTIONAL)))

#### E. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed by: B.N.L. Davis, et ux  
Recorded: October 24, 1890  
Auditor's No: Volume 13, page 383  
As Follows:

Right of the Seattle and Montana Railroad to go upon land within 200 feet of the center of the Railroad for purposes of cutting trees dangerous to the operation of the railroad and for incidental purposes.

Affects:

Lots 7, 8, 13, 14, 15, 18, 19, 20, 21, 24, 25, 26, 27, 30,  
31, 32 and 33

((OPTIONAL))

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:

City of Mount Vernon

Recorded:

April 3, 1959

Auditor's No:

578556

Purpose:

Sewer Pipeline

Area Affected:

West 15 feet of Lots 69 - 76 (affects lots as listed  
only)