

When recorded return to:

Stefanie Sanchez Bernal

1725 MEADOW PLACE

MOUNT VERNON WA

Recorded at the request of:

Guardian Northwest Title

File Number: 115019



Skagit County Auditor
1/2/2018 Page

1 of

3 3:30PM

\$76.00

Statutory Warranty Deed

115019
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Timothy John Kerley, Sr. and Melisa Kerley, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stefanie Sanchez Bernal, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 6, The Meadow Phase I

Tax Parcel Number(s): P104973, 4629-090-006-0005

Lot 6, "THE MEADOW PHASE I - A PLANNED UNIT DEVELOPMENT PLAT", as per plat recorded in Volume 15 of Plats, pages 167 through 172, 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 described in Exhibit "A" attached hereto

Dated 12-15-17

Timothy John Kerley Sr.

Melisa Kerley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201725
JAN 02 2018

Amount Paid \$ 4383.80

Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy John Kerley Sr. and Melisa Kerley, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-15-17

Printed Name: Katie Hickok Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 1/07/2019 6/23/2021

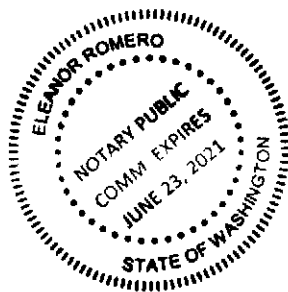


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: September 2, 1993
Recorded: September 9, 1993
Auditor's No: 9309090091
Purpose: "...utility systems for purposes of transmission,
distribution and sale of gas and electricity..."
Area Affected: As follows:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways, EXCEPT all residential lots fronting Hoag Road, the strip of land parallel to and coincident with the Hoag Road right-of-way shall be 5 feet in width.

B. 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 1, A Planned Unit Development
Plat
Recorded: May 5, 1994
Auditor's No: 9405050068

((OPTIONAL)))

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: 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 5, 6, 9, 12

((OPTIONAL)))

D. 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 77, 78, 79

E. 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 Meadows Associates

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