


When recorded return to:
Chelsea Jepperson
403 Spring Lane
Sedro Woolley, WA 98284


201806060067
06/06/2018 11:48 AM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034621

CHICAGO TITLE CO.
620034621

STATUTORY WARRANTY DEED

THE GRANTOR(S) Trudeau Properties LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chelsea Jepperson, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 40, "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): P114865 / 4732-000-040-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182467

JUN 06 2018

Amount Paid \$ **5040.62**
Skagit Co. Treasurer
By **B1** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2018

Trudeau Properties LLC

BY: Susan V. Swetman
Susan V. Swetman
Member

State of WA
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Susan V Swetman
is/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 Member of Trudeau Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 4, 2018

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

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 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. Skagit County Right to Manage including the terms, covenants and provisions thereof

Recording Date: February 6, 2015

Recording No.: 201502060042

7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, dues and charges, if any, levied by Spring Meadows Homeowner's Association.
9. Real estate excise tax of 1.78% upon any sale of said Land, if unpaid.

Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.