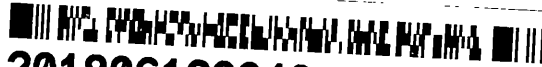


**When recorded return to:**

Francisco Lopez Martinez and Maria E. Contreras  
De Jesus  
1221 Hawthorne Place  
Mount Vernon, WA 98273



**201806120040**

06/12/2018 01:28 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

11411 NE 124th St. Building A, Suite 260  
Kirkland, WA 98034

Escrow No.: 0126051-OC

**CHICAGO TITLE**  
**020034823**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Larry Bunnell and Judith Bunnell, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Francisco Lopez Martinez and Maria E. Contreras De Jesus,  
husband and wife and Diego G. Lopez Contreras, a single man

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

Lot 31, THE MEADOW- PHASE II, according to the plat thereof recorded in Volume 16 of Plats,  
page 1 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): 106499,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully  
incorporated herein.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182521  
JUN 12 2018

Amount Paid \$ 4,811.00  
Skagit Co. Treasurer  
By *William* Deputy

STATUTORY WARRANTY DEED  
(continued)

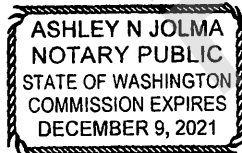
Dated: June 5, 2018

Larry Bunnell  
Larry BunnellJudith Bunnell  
Judith Bunnell

State of WASHINGTON

County of ~~SKAGIT~~ CLALLAM

I certify that I know or have satisfactory evidence that Larry Bunnell and Judith Bunnell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/6/2018Ashley N Jolma  
Name: Ashley N JolmaNotary Public in and for the State of WAResiding at: Battle GroundMy appointment expires: 12/09/21

## 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 II:  
Recording No: 9410120065
2. 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 plats
3. 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
4. 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
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 9, 1993  
Auditor's No(s): 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.
6. Notes as disclosed on that Mount Vernon Short Plat No. MV-2-83, approved May 9, 1983, recorded May 10, 1983, in Volume 6 of Short Plats, page 62, under Auditor's File No. 8305100002, records of Skagit County, Washington, as follows:

Short Plat number and date of approval shall be included in all deeds and contracts.

Sewage disposal by Mount Vernon City Sewer.

Water by Skagit County Public Utility District No. 1.

Zoning Classification – R-1, 7.6.

Affects: The West 280 feet of said plat

## EXCEPTIONS

7. 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 & Montana Railroad
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 or restrictions, if any, 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 law;  
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