


When recorded return to:  
Pedro R Avila and Rosa Avila Ramos  
2205 West Meadow Blvd  
Mount Vernon, WA 98273

  
**201806290159**  
06/29/2018 03:28 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034653

**CHICAGO TITLE**  
**620034653**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Deasygroup 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 Pedro R Avila and Rosa Avila Ramos, husband and wife

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

Lot 67, 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): P106530 / 4638-000-067-0006

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

**20182875**  
**JUN 29 2018**

Amount Paid \$ **6270.60**  
Skagit Co. Treasurer  
By **HB** Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: June 26, 2018

Deasygroup LLC

BY: 

George Deasy, Member

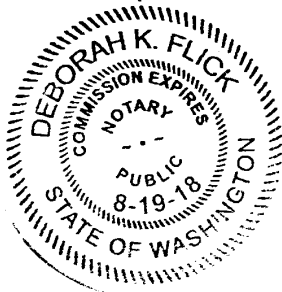
BY: 

Marlene Deasy, Member

State of WashingtonCounty of Blaine

I certify that I know or have satisfactory evidence that

George Deasy and Marlene Deasy  
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 Members of Deasygroup, LLC, a Washington limited liability company to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/26/2018

  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Blaine  
My appointment expires: 8/19/18

**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 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.

**EXHIBIT "A"**Exceptions  
(continued)

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

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
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 The Meadows PUD Homeowner's Association.