

When recorded return to:
Kyle Strachan
2222 East Meadows Boulevard
Mount Vernon, WA 98273



201809170127

09/17/2018 01:30 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.: 620036035

CHICAGO TITLE
620036035

STATUTORY WARRANTY DEED

THE GRANTOR(S) Omar Vaca Cuevas and Lai Yin Leanne Cuevas, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kyle Strachan, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 29, The Meadow - Phase II, according to the plat thereof, recorded in Volume 16 of Plats,
Pages 1 through 7, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P106497 / 4638-000-029-0008,

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

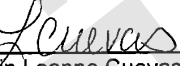
20184122
SEP 17 2018

Amount Paid \$4900.00
Skagit Co. Treasurer
By *MA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 12, 2018

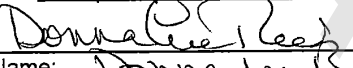
X 
Omar Vaca Cuevas

X 
Lai Yin Leanne Cuevas

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Omar Vaca Cuevas and Lai Yin Leanne Cuevas 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: 9/14/18


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

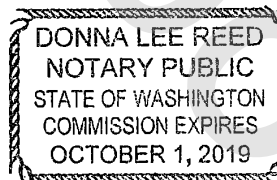


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: September 9, 1993
 Recording No.: 9309090091
 Affects: Said premises and other property

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: To cut down trees dangerous to operation of railroad
 Recording Date: October 24, 1890
 Recorded In.: Volume 13, Page 383
 Affects: A 200 foot strip on each side of centerline of Seattle and Montana Railroad

4. Agreement including the terms, covenants and provisions thereof;

Executed by: Dujardin Development Company
 Recording Date: June 15, 1994
 Recording No.: 9406150082
 Providing: Indemnity and escrow agreement

5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 19, 1994
 Recording No.: 9405190106

EXHIBIT "A"Exceptions
(continued)

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: The Meadows Association
Recording Date: May 19, 1994
Recording No.: 9405190106
7. Skagit County Right-to-Manage Natural Resource Lands Disclosure

Recording Date: November 26, 2014
Recording No.: 201411260095
8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.
10. Assessments, dues and charges, if any, levied by The Meadows P.U.D. Homeowners Association.