

When recorded return to:  
Tara Magrath  
1204 Cherry Place  
Mount Vernon, WA 98273



**201901040028**

01/04/2019 11:33 AM 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.: 620036913

**CHICAGO TITLE**  
620036913

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Candace Rosenau, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Tara Magrath, an unmarried person

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

Lot 22, THE MEADOW PHASE II, as per plat recorded in Volume 16 of Plats, pages 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): P106487 / 4638-000-022-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201930  
JAN - 4 2019

Amount Paid \$ 5167.00  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 20, 2018

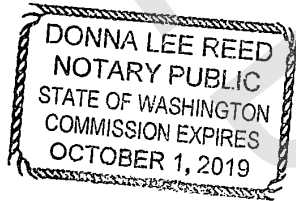
X Candace R. Rosenau  
Candace Rosenau

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Candace Rosenau is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/4/19

Donna Lee Reed  
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 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(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.
  
3. 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
  
4. Agreement, including the terms and conditions thereof; entered into;  
By: The Meadows Associates  
And Between: Dujardin Development Co.  
Recorded: June 15, 1994  
Auditor's No. 9406150082, records of Skagit County, Washington  
Providing: Escrow requirements
  
5. Agreement, including the terms and conditions thereof; entered into;  
By: The Meadows Associates, a partnership  
And Between: Dujardin Development Company  
Recorded: June 15, 1994

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

Auditor's No. 9406150082, records of Skagit County, Washington  
 Providing: Indemnity and escrow agreement

6. 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

7. 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

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by The Meadows PUD Homeowner's Association.