

When recorded return to:
Sean Halpin and Bethany S. Halpin
1218 Hemlock Place
Mount Vernon, WA 98273



201901180053

01/18/2019 01:52 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

CHICAGO TITLE

620036861

Escrow No.: 620036861

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey A Burkholder and Erin C Madsen-Burkholder, 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 Sean Halpin and Bethany S. Halpin, husband and wife

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

Lot 9, The Meadow Phase 1, according to the plat thereof, recorded in Volume 15 of plats, pages 167 through 172,
records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P104974 / 4629-000-009-0008

Subject to:

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

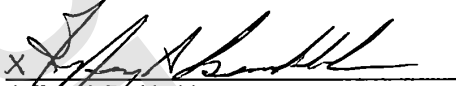
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 196

JAN 18 2019

Amount Paid \$ 5,523.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

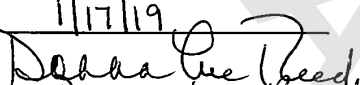
Dated: January 7, 2019

X 
Jeffrey A Burkholder

X 
Erin C Madsen-Burkholder

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey A Burkholder and Erin C Madsen-Burkholder 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: 1/17/19

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

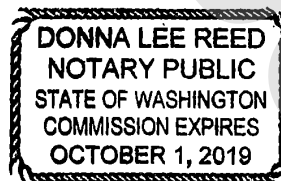


EXHIBIT "A"**Exceptions**

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 1 A PLANNED UNIT DEVELOPMENT PLAT:

Recording No: 9405050068

2. 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 and Montana Railroad
3. 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
4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 18, 1978
 Auditor's No(s).: 875324, 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 Hoag Road
5. 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 premises
6. 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
7. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 9, 1993

EXHIBIT "A"Exceptions
(continued)

- Auditor's No.: 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.
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, 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: 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 Meadows PUD Homeowner's Association.