

**When recorded return to:**

Raul Trujillo Rojas and Aniana Rojas  
441 Spring Lane  
Sedro Woolley, WA 98284



**201902110097**

02/11/2019 03:27 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.: 620036876

**CHICAGO TITLE**

620036876

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) McKenzie Harrison, an unmarried person and Pierce Hoover, a married person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Raul Trujillo Rojas and Aniana Rojas, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 59, PLAT OF SPRING MEADOWS DIV II, according to the Plat thereof recorded in Volume 17  
of Plats, Pages 75 and 76, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P116093/ 4735-000-059-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019458  
FEB 11 2019

Amount Paid \$ 154.00  
By Skagit Co. Treasurer  
Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: February 6, 2019

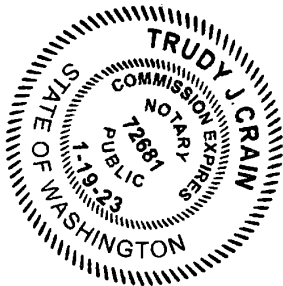
Mckenzie Harrison  
Mckenzie Harrison

Pierce Hoover  
Pierce Hoover

State of WashCounty of Skagit

I certify that I know or have satisfactory evidence that

Mckenzie Harrison + Pierce Hoover  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 2-8-19

Trudy J. Crain  
Name: Trudy J. Crain  
Notary Public in and for the State of Wash  
Residing at: Burlington  
My appointment expires: 1-19-23

**EXHIBIT "A"**

## Exceptions

1. Right-of-way for drainage purposes together with a waiver of any damage for the contraction, operation, maintenance or repair and any liability for damages caused by the flow of water or water overflow as granted by instrument:  
  
In favor of: Skagit County Drainage District No. 14  
Recorded: February 26, 1935  
Recording No.: 267764
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: October 21, 1987  
Recording No.: 8710210047  
In favor of: Puget Sound Power & Light Company  
Regarding: Electric transmission and/or distribution line
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recorded: June 16, 1970  
Recording No.: 740160  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, and necessary appurtenances
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
  
Recorded: March 4, 1999  
Recording No.: 9903040085  
Executed By: Vine Street Fund LLC  
  
Said document is amended by recording numbers 9904150048, 200007240001, 200608280166 and 200612070087, records of Skagit County, Washington.
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;  
  
Recorded: May 25, 1999  
Recording No.: 9905250019  
Executed By: Vine Street Fund LLC

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

6. 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 PLAT OF SPRING MEADOWS DIV. II:
- Recording No: 9906220076
7. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;
- Recorded: January 26, 1994  
Recording No.: 9401260022
8. Provisions contained in the articles of incorporation and bylaws of Plat of Spring Meadows Homeowners Association, recorded under recording number 9904150047, including any liability to assessment lien.
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
- Recorded: March 4, 1999  
Recording No.: 9903040085  
Imposed By: Vine Street Fund L.L.C.
10. Right-to-Manage Natural Resource Lands Disclosure and the terms and conditions thereof:
- Recording Date: August 9, 2016  
Recording No.: 201608090034
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Sedro-Woolley.
13. Lien of assessments levied pursuant to the Declaration for Spring Meadows Homeowner's Association to the extent provided for by RCW 64.34.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.