


When recorded return to:  
Ivy T Leverenz and John D Leverenz  
410 Spring Lane  
Sedro Woolley, WA 98284

  
**201902150054**  
02/15/2019 01:53 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037157

**CHICAGO TITLE**  
620037157

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Maccabee and Toni Maccabee, 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 Ivy T Leverenz and John D Leverenz, a married couple

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

Lot 6, "PLAT OF SPRING MEADOWS - DIV. 1," according to the plat thereof, recorded in Volume  
17 of Plats, Pages 65 and 66, records of Skagit County, Washington.  
Situate in Skagit County, Washington

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

Tax Parcel Number(s): P114849 / 4732-000-006-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2019510  
**FEB 15 2019**

Amount Paid \$ 5,117.36  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 12, 2019

Adam Maccabee  
Adam Maccabee

Toni Maccabee  
Toni Maccabee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Adam Maccabee and Toni Maccabee 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: February 13 2019  
Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 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 PLAT OF SPRING MEADOWS DIV. 1:

Recording No: 9905140014

2. Terms and conditions of Ordinance  
 Executed by: City of Sedro-Woolley  
 Recorded: January 26, 1994  
 Auditor's No.: 9401260022, records of Skagit County, Washington
3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association  
 Recorded: April 15, 1999  
 Auditor's No.: 9904150047, records of Skagit County, Washington
4. Covenants, conditions, easements, assessments and restrictions contained in declaration 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: March 4, 1999  
 Auditor's No.: 9903040085, records of Skagit County, Washington  
 Executed By: Vine Street Fund, L.L.C.

## AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
 Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166 and 200612070087  
 Records of: Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
 Recorded: March 4, 1999  
 Auditor's No.: 9903040085, records of Skagit County, Washington  
 Imposed By: Vine Street Fund, L.L.C.

## AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006  
 Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166,

**EXHIBIT "A"**

Exceptions  
(continued)

200612070087

Records of: Skagit County, Washington

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, dues and charges, if any, levied by Spring Meadows Homeowner's Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 12, 2019  
between John Leverenz Ivy Leverenz ("Buyer")  
Buyer Buyer  
and Adan Maccabee TM Maccabee ("Seller")  
Seller Seller  
concerning 410 Spring Lane Sedro Woolley WA 98284 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
John Leverenz 01/12/2019  
Buyer 5:48:38 PM PST Date

Authentisign  
Ivy Leverenz 01/12/2019  
Buyer 5:48:43 PM PST Date

Authentisign  
Adan Maccabee 01/14/2019  
Seller 8:51:18 AM PST Date

Authentisign  
TM Maccabee 01/14/2019  
Seller 8:58:29 AM PST Date