



201902260070

02/26/2019 03:28 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Benjamin Lisman and Roxanne Lisman
406 Spring Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036977

CHICAGO TITLE
020036977

STATUTORY WARRANTY DEED

THE GRANTOR(S) Guy W. Roberts, a single individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Benjamin Lisman and Roxanne Lisman, a married couple

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

Lot 4, 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.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P114847 / 4732-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


2019650

FEB 26 2019

Amount Paid \$ 5,076.22
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 19, 2019


Guy W. RobertsState of WASHINGTON
County of ~~SKAGAMAW~~ King

I certify that I know or have satisfactory evidence that Guy W. Roberts is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

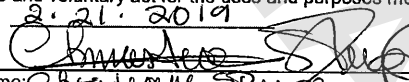
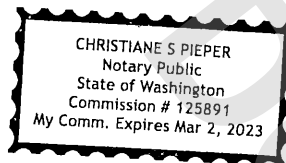
Dated: 2.21.2019
Name: Christiane S Pieper
Notary Public in and for the State of Washington
Residing at: Tacoma
My appointment expires: 03 - 02 - 2023

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, 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 instrument(s):

Recorded: May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006

Auditor's No(s): 9905250019, 200007240001, 200608280166 and 200612070087 records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

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 instrument(s):

Recorded: April 15, 1999, May 25, 1999 and July 24, 2000

Auditor's No(s): 9904150048, 9905250019 and 200007240001, records of Skagit County, Washington

6. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005

Recording No.: 9502230028 and 200504040073

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