

When recorded return to:
Tim S. Shostad
428 Spring Lane
Sedro Woolley, WA 98284



201906180076

06/18/2019 03:26 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.: 620038547

CHICAGO TITLE

620038547

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel A. Cimoch, 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 Tim S. Shostad, a married man as his separate estate

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

LOT 32, 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.)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192418
JUN 18 2019

Tax Parcel Number(s): P116077 / 4735-000-032-0000

Subject to:

Amount Paid \$5,060.20
Skagit Co. Treasurer
By *Mam* Deputy

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 10, 2019



Daniel A. Cimoch

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Daniel A. Cimoch

(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: June 17, 2019Name: Kathryn A. FreemanNotary Public in and for the State of WAResiding at: Snohomish coMy appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

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:
 Recorded: February 26, 1935
 Auditor's No.: 267764, records of Skagit County, Washington
 To: Skagit County Drainage District No. 14

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 21, 1987
 Auditor's No(s): 8710210047, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 16, 1970
 Auditor's No(s): 740160, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with 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
 Auditor's No(s): 9903040085, records of Skagit County, Washington
 Executed By: Vine Street Fund LLC

 AMENDED by instrument(s):
 Recorded: April 15, 1999, July 24, 2000, August 28, 2006 and December 7, 2006

 Auditor's No(s): 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
 Auditor's No(s): 9905250019, records of Skagit County, Washington
 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
Auditor's No.: 9401260022, records of Skagit County, Washington
8. Terms and conditions "By-Laws" of Plat of Spring Meadows Homeowners Association;
Recorded: April 15, 1999
Auditor's No.: 9904150047, records of Skagit County, Washington
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
Auditor's No(s): 9903040085, records of Skagit County, Washington
Imposed By: Vine Street Fund L.L.C.
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 30, 2002
Auditor's No(s): 200201300062, records of Skagit County, Washington
In favor of: Public Utilities District No. 1
For: Pipelines
11. 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.

EXHIBIT "A"Exceptions
(continued)

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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Spring Meadows Homeowner's Association.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Sedro Woolley.