

When recorded return to:
Sean Francis Black and Andrea Wood
2309 West Meadow Boulevard
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039603

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4032

Sep 17 2019

Amount Paid \$5523.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE

620039603

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence M. Burton and Donna M. Burton, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sean Francis Black and Andrea Wood, husband and wife

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

LOT 74, THE MEADOW PHASE II, ALSO KNOWN AS THE MEADOW PHASE I, TRACT 101, A
PLANNED UNIT DEVELOPMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, INCLUSIVE, 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): P106538 / 4638-000-074-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 14, 2019

Lawrence M. Burton
Lawrence M. Burton

Donna M. Burton
Donna M. Burton

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lawrence M. Burton and Donna M. Burton 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: 9/14/19

Marissa Skaar
Name: Marissa Skaar
Notary Public in and for the State of Washington
Residing at: Stanwood
My appointment expires: 3/2/2021

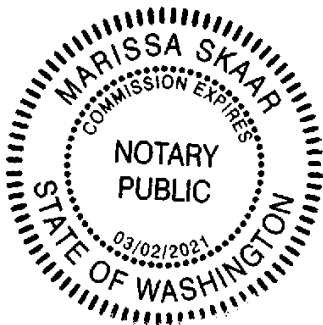


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Plat of the Meadow Phase II, also known as The Meadow Phase I, Tract 101, a Planned Unit Development Plat, recorded in Volume 16 of Plats, Pages 1 through 7:

Recording No: 9410120065

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sewer line operation and maintenance
Recording Date: April 3, 1959
Recording No.: 578556

3. Drainage right of way and the terms and conditions thereof:

Recording Date: April 23, 1943
Recording No.: 361626

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1993
Recording No.: 9309090091

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Short Plat No. MV-2/83:

Recording No: 8305100002

6. Agreement and the terms and conditions thereof:

Executed by: The Meadows Associates and Dujardin Development Co.

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

Recording Date: June 15, 1994
Recording No.: 9406150082

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 19, 1994
Recording No.: 9405190106

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 9, 2019
Recording No.: 201909090137

8. Liens and charges as set forth in the above mentioned declaration,

Payable to: The Meadows Association

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recording Date: October 24, 1890
Recording No.: Volume 13, page 383

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: Water line
Recording Date: October 26, 1977
Recording No.: 867455

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

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

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."

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 City of Mount Vernon.
14. City, county or local improvement district assessments, if any.