

When recorded return to:
Michael D. Berthelote
1209 Hemlock Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5113

Nov 22 2019

Amount Paid \$4277.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020040384

Escrow No.: 620040384

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dane N. Ireland and Sarah Ireland, 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 Michael D. Berthelote, a single man

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

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

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

Lot(s): 4, THE MEADOW PHASE 1

Tax Parcel Number(s): P104971 / 4629-000-004-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 19, 2019

[Signature]
Dane N. Ireland
[Signature]
Sarah Ireland

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dane N. Ireland and Sarah Ireland 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: November 20 2019

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/23

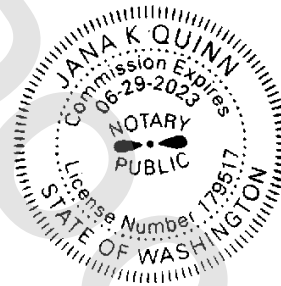


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104971 / 4629-000-004-0003

LOT 4, THE MEADOW-PHASE I, A PLANNED UNIT DEVELOPMENT PLAT, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 167 THROUGH 172, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 THE MEADOW - PHASE 1 A PLANNED UNIT DEVELOPMENT PLAT:

Recording No: 9405050068

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 24, 1890
Auditor's No(s): Volume 13, page 383, records of Skagit County, Washington
For: To cut down trees dangerous to operation of railroad
Affects: A 200 foot strip on each side of centerline of Seattle and Montana Railroad
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 26, 1977
Auditor's No(s): 867455, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: To construct, operate, and maintain water line
Affects: A 10 foot strip adjacent to the South boundary of Hoag Road
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 18, 1978
Auditor's No(s): 875324, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: To construct, operate, and maintain water line
Affects: A 10 foot strip adjacent to Hoag Road
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 3, 1959
Auditor's No.: 578556, records of Skagit County, Washington
In favor of: City of Mt. Vernon
For: Sewer line operation and maintenance
Affects: The West 15 feet parallel with and adjacent to the West boundary of said premises
6. Drainage right-of-way as disclosed by that deed recorded April 22, 1943, under Auditor's File No. 361626, records of Skagit County, Washington, and other instruments of record.
Affects: The West 280 feet of said plats
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 9, 1993

EXHIBIT "B"**Exceptions
(continued)**

- Auditor's No.: 9309090091, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: The exterior 10 feet of all lots abutting on any streets in said plats. The exterior 5 feet abutting upon the South boundary of Hoag Road.
8. Agreement, including the terms and conditions thereof; entered into;
 By: The Meadows Associates, a partnership
 And Between: Dujardin Development Company
 Recorded: June 15, 1994
 Auditor's No.: 9406150082, records of Skagit County, Washington
 Providing: Indemnity and escrow agreement
9. Covenants, conditions, and restrictions contained in declaration(s) 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: May 19, 1994
 Auditor's No(s): 9405190106, records of Skagit County, Washington
 Executed By: The Meadows Associates
- Amendment Recorded under Recording No. 201909090137
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: May 19, 1994
 Auditor's No(s): 9405190106, records of Skagit County, Washington
 Imposed By: The Meadows Association
 Amendment Recorded under Recording No. 201909090137
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Meadows PUD 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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ALL RIGHTS RESERVED


The following is part of the Purchase and Sale Agreement dated October 02, 2019
between Michael Berthelote ("Buyer")
Buyer Dane N Ireland and Sarah Ireland ("Seller")
Seller Seller
concerning 1209 Hemlock Pl Mount Vernon WA 98273 (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.

Authenti 
Michael Berthelote 10/02/2019
Buyer 8:45:34 PM PDT Date
Buyer Date

Authenti 
Dane N Ireland 10/02/2019
Seller 8:17:05 PM PDT Date

Authenti 
Sarah Ireland 10/02/2019
Seller 8:10:02 PM PDT Date