

When recorded return to:
Son T Duong and Angela O Duong
20933 37th Avenue Southeast
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-787
Mar 04 2020
Amount Paid \$3445.00
Skagit County Treasurer
By Bridget Ibarra Deputy

CHICAGO TITLE
020041237

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kuk C. Kim, 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 Son T Duong and Angela O Duong, a married couple

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

Lot 84, THE MEADOW - PHASE I, A PLANNED UNIT DEVELOPMENT PLAT, according to the
plat thereof recorded in Volume 15 of Plats, pages 167 through 172, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104999

Subject to:

1. Subject to Conditions, covenants, restrictions, reservations and easements of record

STATUTORY WARRANTY DEED
(continued)

Dated: February 26, 2020

Kuk C. Kim
Kuk C. Kim

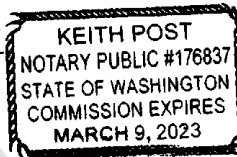
State of WASHINGTON

County of King

I certify that I know or have satisfactory evidence that Kuk C. Kim is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2.27.2020

Keith Post
Name: Keith Post
Notary Public in and for the State of WA
Residing at: Kenston
My appointment expires: 3-9-23



Exceptions

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

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

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

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 9, 1993

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.

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

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 9, 2019

Recording No.: 201909090137

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

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

Granted to: The Meadow at Mount Vernon Homeowner's Association

Purpose: Site sign

Recording Date: January 4, 1995

Recording No.: 9501040038

Affects: The Northeast 7 feet of the Northeast corner of said premises

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.