

When recorded return to:
Joseph Patrick Regimbal
2326 East 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.: 620042898

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2717

Jul 21 2020

Amount Paid \$5125.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620042898
STATUTORY WARRANTY DEED

THE GRANTOR(S) LaDonna S. Conner and Thomas J. Conner, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joseph Patrick Regimbal, a single man and Kelsey Eileen Mellick, a single woman

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

LOT 16, THE MEADOW - PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 1 THROUGH 7, 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): P106481 / 4638-000-016-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 14, 2020

LaDonna S. Conner
LaDonna S. Conner

Thomas J. Conner
Thomas J. Conner

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that LaDonna S. Conner and Thomas J. Conner
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: July 14, 2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arington
My appointment expires: 03.01.2024

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 THE MEADOW PHASE II:
Recording No: 9410120065

2. 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 plats

3. 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

4. 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

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1993
Auditor's No(s): 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.

6. Notes as disclosed on that Mount Vernon Short Plat No. MV-2-83, approved May 9, 1983, recorded May 10, 1983, in Volume 6 of Short Plats, page 62, under Auditor's File No. 8305100002, records of Skagit County, Washington, as follows:

Short Plat number and date of approval shall be included in all deeds and contracts.

EXHIBIT "A"
Exceptions
(continued)

Sewage disposal by Mount Vernon City Sewer.

Water by Skagit County Public Utility District No. 1.

Zoning Classification – R-1, 7.6.

Affects: The West 280 feet of said plat

7. 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 & Montana Railroad
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 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 law;
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
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
11. Covenants, conditions and restrictions 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

EXHIBIT "A"
Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: August 2, 2010
Recording No.: 201008020108

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