

**When recorded return to:**

Robert Edward Slayman and Jessica Monroe  
492 Spring Lane  
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-3003

Aug 07 2020

Amount Paid \$6005.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245427360

**CHICAGO TITLE**  
620043308

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ryan Alan Thomas, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Robert Edward Slayman and Jessica Monroe, a married couple

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

Lot 14, Plat of Spring Meadows - Div. I, as per plat recorded in Volume 17 of plats, pages 65 and 66, 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): P114857, 4732-000-014-0000

Subject to:

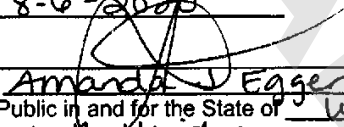
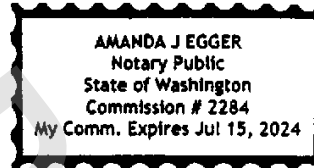
1. Exhibit "A" attached hereto and by this reference made a part hereof

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 28, 2020

  
Ryan Alan Thomas  
Ashley Nicole ThomasState of WASHINGTON  
County of Whatcom

I certify that I know or have satisfactory evidence that Ryan Alan Thomas and Ashley Nicole Thomas are the person(s) who appeared before me, and said person(s) 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: 8-6-2020  
Name: Amanda J Egger  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 7-15-24

**EXHIBIT "A"  
EXCEPTIONS**

Order No.: 245427360

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. 1:

Recording No.: 9905140014

Terms and conditions of Ordinance,

Executed by: City of Sedro-Woolley  
Recording Date: January 26, 1994  
Recording No.: 9401260022

Provisions contained in the articles of incorporation and bylaws of Spring Meadows Homeowners Association, recording number 9904150047, including any liability to assessment lien.

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: March 4, 1999  
Recording No.: 9903040085  
Executed By: Vine Street Fund, L.L.C.

AMENDED by instruments,

Recording No.: 9904150048  
Recording No.: 9905250019  
Recording No.: 200007240001  
Recording No.: 200608280166  
Recording No.: 200812070087

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

Payable to: Spring Meadows Homeowner's Association

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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.