

When recorded return to:

Cameron Handyside and Lori Handyside
1213 Oak Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

Affidavit No. 2020-3580
Sep 09 2020
Amount Paid \$5445.00
Skagit County Treasurer
By Marissa Guerrero Deputy

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043852

CHICAGO TITLE

020043852

STATUTORY WARRANTY DEED

THE GRANTOR(S) Catherine M. Nichols, a married person, as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cameron Handyside and Lori Handyside, Husband and Wife

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

LOT 24, THE MEADOW PHASE II, AS PER PLAT 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): P106491 / 4638-000-024-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 22, 2020

X Catherine M. Nichols
Catherine M. NicholsX Jill M. O'Connell
Jill M. O'ConnellState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Catherine M. Nichols and Jill M. O'Connell 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: 8/31/2020

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manassas, VA
My appointment expires: 10/1/2023

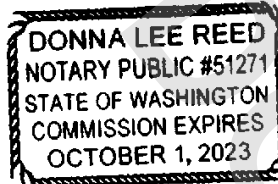


EXHIBIT "A"

Exceptions

1. 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.

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

In favor of: Puget Sound Power & Light Company

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitutes a danger to said lines

Recording Date: September 9, 1993

Recording No.: 9309090091

Affects: The exterior 10 feet of all lots abutting on any streets in said plat. The exterior 5 feet abutting upon the South boundary of Hoag Road.
3. 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
4. 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
5. 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,

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

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

6. 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
7. Rights of the public to make necessary slopes for cuts or fills upon the Land in the reasonable original grading of streets, avenues, alleys and roads, as disclosed in the Plat.
8. 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

Exceptions
(continued)

10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.