

**When recorded return to:**

Eric E. Vancooney and Chelsey Megan Vancooney  
467 Spring Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3640

Sep 14 2020

Amount Paid \$5925.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044024

CHICAGO TITLE  
620044024

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brandy E. MacFarland and Francisco C. MacFarland, married

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Eric Vancooney and Chelsey Megan Vancooney, husband  
and wife

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

Lot 67, PLAT OF SPRING MEADOWS DIV II, according to the Plat thereof recorded in Volume 17  
of Plats, Pages 75 and 76, 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): P116101 / 4735-000-067-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 9, 2020

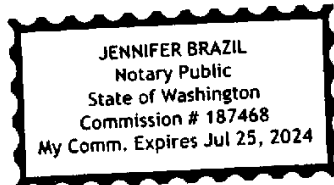
Brandy E. MacFarland  
Brandy E. MacFarland

Francisco C. MacFarland  
Francisco C. MacFarland

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brandy E. MacFarland and Francisco C. MacFarland 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: 9-10-2020



Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
**Exceptions**

1. Right-of-way for drainage purposes together with a waiver of any damage for the contraction, operation, maintenance or repair and any liability for damages caused by the flow of water or water overflow as granted by instrument:  
  
Recording Date: February 26, 1935  
Recording No.: 267764  
To: Skagit County Drainage District No. 14
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recording Date: October 21, 1987  
Recording No.: 8710210047  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recording Date: June 16, 1970  
Recording No.: 740160  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. 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 LLC  
  
AMENDED by instrument(s):  
  
Recording No.: 9904150048  
Recording No.: 200007240001  
Recording No.: 200608280166
5. Liens and charges as set forth in the above mentioned declaration,  
  
Payable to: Vine Street Fund L.L.C.

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

6. 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: May 25, 1999  
Recording No.: 9905250019

7. 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: July 24, 2000  
Recording No.: 200007240001

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

Payable to: Spring Meadows Homeowners Association

9. 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. II:

Recording No: 9906220076

10. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;

Recording Date: January 26, 1994  
Recording No.: 9401260022

11. Terms and conditions "By-Laws" of Plat of Spring Meadows Homeowners Association;

Recording Date: April 15, 1999  
Recording No.: 9904150047

12. Easement, including the terms and conditions thereof, granted by instrument(s);

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

Recording Date: January 30, 2002  
Recording No.: 200201300062  
In favor of: Public Utilities District No. 1  
For: Pipelines

13. 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Sedro-Woolley.
17. Assessments, if any, levied by Spring Meadows Homeowner's Association.