

**When recorded return to:**  
Lynzarrah Langley Vankeulen  
2316 West Meadow Boulevard  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620044392

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044392

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4200

Oct 13 2020

Amount Paid \$6005.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Squires and Robyn Squires who acquired title as Robyn Voss, , a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lynzarrah Langley Vankeulen, an unmarried woman

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

Lot 58, 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): P106517 / 4638-000-058-0007

Subject to:

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

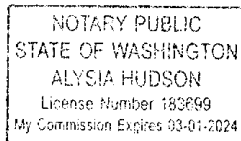
**STATUTORY WARRANTY DEED**  
(continued)

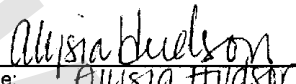
Dated: September 27, 2020

  
\_\_\_\_\_  
Timothy Squires  
  
\_\_\_\_\_  
Robyn Squires

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Timothy Squires and Robyn Squires 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: 10.08.2020

  
\_\_\_\_\_  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
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, statements, and other matters, 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 Plat of the Meadow Phase II:

Recording No: 9410120065

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

Granted to: City of Mount Vernon  
 Purpose: Sewer line operation and maintenance  
 Recording Date: April 3, 1959  
 Recording No.: 578556

3. Drainage right of way and the terms and conditions thereof:

Recording Date: April 23, 1943  
 Recording No.: 361626

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

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line  
 Recording Date: September 9, 1993  
 Recording No.: 9309090091

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Short Plat No. MV-2/83:

Recording No: 8305100002

6. Agreement and the terms and conditions thereof:

Executed by: The Meadows Associates and Dujardin Development Co.  
 Recording Date: June 15, 1994  
 Recording No.: 9406150082

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: May 19, 1994  
 Recording No.: 9405190106

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 9, 2019  
 Recording No.: 201909090137

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

Payable to: The Meadows Association

**EXHIBIT "A"**

Exceptions  
(continued)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Recording Date: October 24, 1890  
Recording No.: Volume 13, page 383
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1  
Purpose: Water line  
Recording Date: October 26, 1977  
Recording No.: 867455
11. 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."
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.
15. Assessments, if any, levied by Meadows PUD Homeowners Association.