

When recorded return to:
Allan Sheen and Ellen T. Sheen
4015 Northridge Way
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-205

Jan 15 2021

Amount Paid \$5765.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620045405

Escrow No.: 245434298

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paschal Jack Barr and Doris Jinks Barr, a married couple

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 Allan Sheen and Ellen T. Sheen, a married couple

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

Lot 23, 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): P106488 / 4638-000-023-0002,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 12, 2021


Paschal Jack Barr
Doris Jinks BarrState of Georgia
County of Fayette

I certify that I know or have satisfactory evidence that Paschal Jack Barr and Doris Jinks Barr 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: 1/13/2021Name: Janet VickersNotary Public in and for the State of GeorgiaResiding at: 125 Colbyville Way Fayetteville, GA 30215My appointment expires: 8-23-24

Janet L. Vickers NOTARY PUBLIC Fayette County State of Georgia My Comm. Expires August 23, 2024

EXHIBIT "A"

Order No.: 245434298/620045405

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

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

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

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.

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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.

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

10. 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

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11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
- Imposed by: The Meadow at Mount Vernon Homeowner's Association
Recording Date: May 19, 1994
Recording No.: 9405190106
12. Skagit County Right to Manage Natural Resources Lands Disclosure, and the terms and conditions thereof.
- Recording Date: November 28, 2016
Recording No.: 201611280207
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.