

**When recorded return to:**  
Veronica Shae Sena  
2416 East Meadow Boulevard  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-502  
Feb 04 2021  
Amount Paid \$5749.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046005

**CHICAGO TITLE**  
**620046005**

### **STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Evan M. Wenger and Marie E. Wenger, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Edna Lynn Jake, an unmarried person and Veronica Shae Sena, an unmarried person

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

Lot 3, "The Meadows - Phase 1", a planned unit development plat, according to the plat thereof, recorded in Volume 15 of plats, page 167, 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): P104970 / 4629-000-003-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 1, 2021

Evan M. Wenger  
Evan M. Wenger

Marie E. Wenger  
Marie E. Wenger

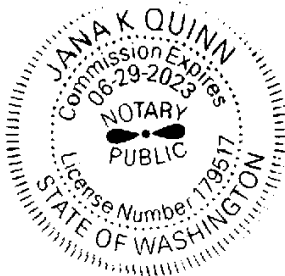
State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that

Evan M. Wenger and Marie E. Wenger  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: February 03 2021

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Exceptions

1. 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 1 A PLANNED UNIT DEVELOPMENT PLAT:

Recording No: 9405050068

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

Recording Date: October 24, 1890  
Recording No.: Volume 13, page 383  
For: To cut down trees dangerous to operation of railroad  
Affects: A 200 foot strip on each side of centerline of Seattle and Montana  
Railroad

3. 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

4. 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: March 18, 1978  
Recording No.: 875324

5. 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

6. Drainage right-of-way as disclosed by that deed recorded April 22, 1943, under recording number 361626, and other instruments of record.

## EXHIBIT "A"

### Exceptions (continued)

7. 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
8. Agreement and the terms and conditions thereof:
- Recording Date: June 15, 1994  
Recording No.: 9406150082
9. 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
10. Liens and charges as set forth in the above mentioned declaration,
- Payable to: The Meadows PUD Homeowner's Association
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,

**EXHIBIT "A"**

**Exceptions  
(continued)**

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 Homeowner's Association.