

**When recorded return to:**  
Emily J. Langerica and Emmanuel Langerica  
2222 East Meadow Boulevard  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2309

May 25 2021

Amount Paid \$6165.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047388

**CHICAGO TITLE**

620047388

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle Strachan, an unmarried person, as his 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 Emily J. Langerica and Emmanuel Langerica, a married couple

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

LOT 29, THE MEADOW - PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME 16 OF PLATS, PAGES 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): P106497 / 4638-000-029-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

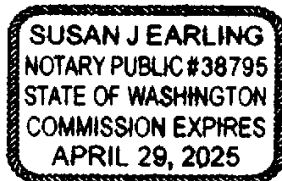
Dated: May 10, 2021

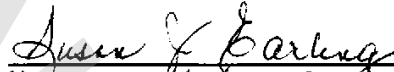
  
\_\_\_\_\_  
Kyle Strachan

State of WASHINGTONCounty of SNOHOMISH

I certify that I know or have satisfactory evidence that

KYLE STRACHAN  
(s)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: MAY 17, 2021

  
\_\_\_\_\_  
Name: SUSAN J. EARLING  
Notary Public in and for the State of WA  
Residing at: EDMONDS  
My appointment expires: 4.29.2025

**EXHIBIT "A"**  
Exceptions

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

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

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. 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

5. 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

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

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line

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

Recording Date: September 9, 1993  
 Recording No.: 9309090091  
 Affects: Said premises and other property

7. Agreement and the terms and conditions thereof:

Executed by: The Meadows Associates, a Washington general partnership and  
 Dujardin Development Company, a Washington corporation  
 Recording Date: June 15, 1994  
 Recording No.: 9406150082  
 Providing: Indemnity and Escrow Agreement

8. 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

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

Payable to: The Meadow at Mount Vernon Homeowners' Association

10. 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

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

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

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. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by the Meadows PUD Homeowners Association.