

When recorded return to:
Lawrence Brookover
2230 West Meadow Boulevard
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500125880

Escrow No.: 500125880

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Paine, Jr., a married man 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 Lawrence Brookover, a single man and Angelica Francesca
Baldwin, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 62, "THE MEADOW PHASE II," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS,
PAGES 1 THROUGH 7, INCLUSIVE, 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): P106521 / 4638-000-062-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4452
Sep 28 2021
Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 15, 2021

[Signature]
Kenneth Paine, Jr.

[Signature]
Nichole Paine

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Kenneth Paine Jr and Nichole Paine
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: September 15 2021

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023



EXHIBIT "A"
Exceptions

1. Drainage right of way and the terms and conditions thereof:
Recording Date: April 23, 1943
Recording No.: 361626
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. 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. 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: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1993
Recording No.: 9309090091
Affects: Said premises and other property
6. 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

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 9406150082
Providing: Indemnity and Escrow Agreement

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. 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 Homeowners' Association

Recording Date: May 19, 1994
Recording No.: 9405190106

9. 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

10. 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

EXHIBIT "A"

Exceptions
(continued)

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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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 Meadows PUD Homeowners Association.