

**When recorded return to:**

Michael Patrick Furrey and Chelsea Furrey  
446 Spring Lane  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049749

**CHICAGO TITLE CO.**  
*620049749*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Byron Kooy and Karen Kooy, 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 Michael Patrick Furrey and Chelsea Furrey, a married couple  
and Jeri Furrey, an unmarried woman

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

LOT 28, PLAT OF SPRING MEADOWS - DIV. II, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 17 OF PLATS, PAGES 75 AND 76, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5405

Nov 24 2021

Amount Paid \$6997.00  
Skagit County Treasurer  
By Josie Bear Deputy

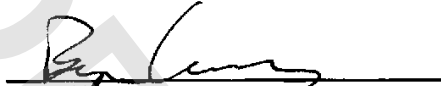
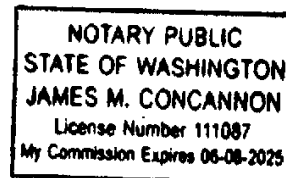
Tax Parcel Number(s): P116073 / 4735-000-028-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 18, 2021

  
Byron Kooy  
Karen KooyState of Washington  
County of WhatcomThis record was acknowledged before me on 11/16/2021 by Byron Kooy and Karen Kooy.  
(Signature of notary public)Notary Public in and for the State of WA  
Residing at: Bellingham, WA  
My commission expires: 6/8/2025

## EXHIBIT "A"

### Exceptions

1. Right-of-way for drainage purposes together with a waiver of any damage for the contraction, operation, maintenance or repair and any liability for damages caused by the flow of water or water overflow as granted by instrument:  
 Recorded: February 26, 1935  
 Auditor's No.: 267764, records of Skagit County, Washington  
 To: Skagit County Drainage District No. 14
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 21, 1987  
 Auditor's No(s): 8710210047, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 16, 1970  
 Auditor's No(s): 740160, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
  
4. Covenants, conditions and restrictions 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: March 4, 1999  
 Recording No.: 9903040085

Modification(s) of said covenants, conditions and restrictions

Recorded: April 15, 1999  
 Auditor's No(s): 9904150048, records of Skagit County, Washington

Recorded: July 24, 2000  
 Auditor's No(s): 200007240001, records of Skagit County, Washington

Recorded: August 28, 2006  
 Auditor's No(s): 200608280166, records of Skagit County, Washington

Amended Declaration of Covenants, Conditions and Restrictions for Plat of Spring Meadows recorded December 7, 2006 under Recording No. 200612070087.

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

5. 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: Spring Meadows Homeowners Association  
 Recording Date: March 4, 1999  
 Recording No.: 9903040085

6. Covenants, conditions and restrictions 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 25, 1999  
 Recording No.: 9905250019

7. Covenants, conditions and restrictions 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: July 24, 2000  
 Recording No.: 200007240001

8. 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 Plat of Spring Meadows - Div. II, recorded in Volume 17 of Plats, pages 75 and 76:

Recording No: 9906220076

9. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;  
 Recorded: January 26, 1994  
 Auditor's No.: 9401260022, records of Skagit County, Washington

10. Terms and conditions "By-Laws" of Plat of Spring Meadows Homeowners Association;  
 Recorded: April 15, 1999  
 Auditor's No.: 9904150047, records of Skagit County, Washington

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

11. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: January 30, 2002  
 Auditor's No(s): 200201300062, records of Skagit County, Washington  
 In favor of: Public Utilities District No. 1  
 For: Pipelines
  
12. 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."
  
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
14. Assessments, if any, levied by City of Sedro Woolley.
  
15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.