

When recorded return to:

Jose L. Sanchez and Joanna T. Sanchez-Arias
1228 Hemlock Place
Mount Vernon, WA 98273

GNW 21-13964

STATUTORY WARRANTY DEED

THE GRANTOR(S) Geri Cole and Garret Cole, a married couple, 520 Lakeside Drive, Sedro-Woolley, WA 98284

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jose L. Sanchez, a married person, as his separate estate and Joanna T. Sanchez-Arias, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Ptn. Lots 7 and 8, THE MEADOW, PHASE II

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P106477

Dated: December 28, 2021

Garret Cole
Garret Cole

Geri Cole
Geri Cole

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-6

Jan 03 2022

Amount Paid \$6861.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13964-KH

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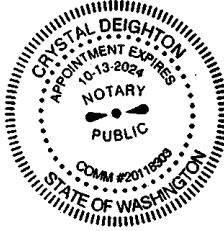
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of December, 2021 by Garret Cole and Geri Cole.

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1228 Hemlock Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P106477

Property Description:

That portion of Lots 7 and 8, "THE MEADOW - PHASE II", according to the plat thereof recorded in Volume 16 of Plats, pages 1 through 7, records of Skagit County, Washington, lying Southerly of the following described line:

Commencing at the Northeast corner of said Lot 7;
thence South 06 degrees 58'01" West a distance of 88.23 feet along the Easterly line of said Lot 7 to the true point of beginning;
thence North 70 degrees 18'45" West a distance of 82.04 feet;
thence North 43 degrees 59'00" West a distance of 50.00 feet to the Southwest corner of said Lot 7 (Northerly corner of Lot 8) and the terminus of said line.

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EXHIBIT B
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1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 9, 1993, as Auditor's File No. 9309090091.
10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 19, 1994
Recorded: May 19, 1994
Auditor's No: 9405190106
Executed by: The Meadow Associates

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11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named The Meadow, Phase II recorded October 12, 1994 as Auditor's File No. 9410120065.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. Reservations, provisions and/or exceptions affecting Lots 7, 8, 13, 14, 15, 18, 19, 20, 21, 24, 25, 26, 27, 30, 31, 32 and 33, contained in instrument executed by B.N.L. Davis, et ux, recorded October 24, 1890 in Volume 13, page 383, official records of Skagit County.

Right of the Seattle and Montana Railroad to go upon land within 200 feet of the center of the Railroad for purposes of cutting trees dangerous to the operation of the railroad and for incidental purposes.

13. Easement, affecting a portion of subject property for the purpose of sewer pipeline including terms and provisions thereof granted to City of Mount Vernon recorded April 3, 1959 as Auditor's File No. 578556. Area Affected: West 15 feet of Lots 69 - 76 (affects lots as listed only)

14. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded May 22, 2000 under Auditor's File No. 200005220087 and 200005220088.