

When recorded return to:  
Anthony P. Ochoa and Daniele R. Jellison  
2213 West Meadow Boulevard  
Mount Vernon, WA 98273

Land Title: #205177-LT

**STATUTORY WARRANTY DEED**

Order No.: 22-5141WA

Title Order No.: 22-5141WA

THE GRANTOR(S)

Nga T. Nguyen, an unmarried person

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE  
CONSIDERATION in hand paid, conveys, and warrants to

Anthony P. Ochoa and Daniele R. Jellison, a married couple

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

Abbr. Legal Desc: Lot 69, Meadow, Phase II

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE  
A, ATTACHED HERETO AND INCORPORATED HEREIN.

Tax Parcel No(s): P106532

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221985

May 13 2022

Amount Paid \$7365.00  
Skagit County Treasurer  
By Lena Thompson Deputy

LPB 10-05  
Page 1 of 2

Dated: 5/11/2022

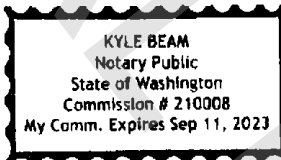
Nga T. Nguyen

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Nga T Nguyen is/are the individual(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 5-11-22

Notary Public in and for the State of Washington

Residing at: SkagitAppointment Expiration: 9-11-23

**Schedule A**

**Lot 69, "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 City of Mount Vernon, County of Skagit, State of Washington.**

**Subject to all those easements, covenants and restrictions listed below:**

**1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: City of Mount Vernon  
Purpose: Sewer pipe or pipes, line or lines  
Area Affected: West 15 feet of The Meadows  
Dated: February 19, 1959  
Recorded: April 3, 1959  
Auditor's No.: 578556

**2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington Corporation  
Purpose: An underground electric transmission and/or distribution system  
Area Affected:  
Easement No. #1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)  
Easement No. #2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right of ways. Except all residential lots fronting Hoag Road the strip of land parallel to and coincident with the Hoag Road Right of Way shall be 5 feet in width.  
Dated: September 2, 1993  
Recorded: September 9, 1993  
Auditor's No.: 9309090091

**3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS INCLUDING TERMS AND CONDITIONS THEREOF:**

Executed By: The Meadows Associates  
Recorded: May 19, 1994  
Auditor's No.: 9405190106

**4. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: The Meadow Phase II  
Recorded: January 20, 1994  
Auditor's No.: 9410120065

**5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Public Utility District No. 1  
Purpose: To construct, operate, and maintain water line  
Area Affected: A 10 foot strip adjacent to the South boundary of Hoag Road  
Recorded: October 26, 1977  
Auditor's No.: 867455

6. LICENSE AGREEMENT AND COVENANT WITH THE CITY OF MOUNT VERNON,  
WASHINGTON FOR FENCING AND MAINTENANCE AND THE TERMS AND CONDITIONS  
THEREOF:

Between: City of Mount Vernon, a municipal corporation

And: Nga Nguyen

Recorded: November 6, 2017

Auditor's File No.: 201711060135

7. Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

8. Assessments, if any, due and owing Meadow P.U.D. Homeowners Association.