

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237395  
Jul 25 2023  
Amount Paid \$7725.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:  
Sergio Arturo Maldonado  
2206 East Meadow Boulevard  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054391

CHICAGO TITLE

620054391

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sean M. Gould and Andrea D. Gould, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Sergio Arturo Maldonado, an unmarried man and Laura  
Barraza, an unmarried woman and Olivia Barraza, an unmarried woman

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

LOT 64, "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): P106523 / 4638-000-064-0003

Subject to:

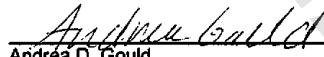
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 24, 2023



Sean M. Gould

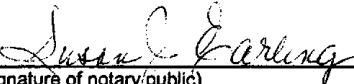


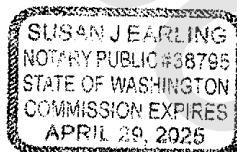
Andrea D. Gould

State of WASHINGTON

County of SNOHOMISH

This record was acknowledged before me on July 24, 2023 by Sean M. Gould and  
Andrea D. Gould.

  
(Signature of notary/public)  
Notary Public in and for the State of WA  
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: Skagit County  
Purpose: Drainage right-of-way  
Recording Date: April 22, 1943  
Recording No.: 361626  
Affects: The west 280 feet of said plats

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mt. Vernon  
Purpose: Sewer line operation and maintenance  
Recording Date: April 3, 1959  
Recording No.: 578556  
Affects: The west 15 feet parallel with and adjacent to the west boundary of said plats

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington  
Purpose: To construct, operate, and maintain water line  
Recording Date: October 26, 1977  
Recording No.: 867455  
Affects: A 10 foot strip adjacent to the south boundary of Hoag road

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Mount Vernon Short Plat No. MV-2-83:

Recording No: 8305100002

**EXHIBIT "A"**

Exceptions  
(continued)

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: Underground electric system  
Recording Date: September 9, 1993  
Recording No.: 9309090091  
Affects: Portion of said premises

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. Agreement and the terms and conditions thereof:

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

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

**EXHIBIT "A"**

Exceptions  
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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. Assessments, if any, levied by Mt Vernon.
14. City, county or local improvement district assessments, if any.