

202310180073

10/18/2023 09:50 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:
Erik Urses and Maya Urses
2326 East Meadow Boulevard
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238433
Oct 18 2023
Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620054946

Escrow No.: 620054946

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph Patrick Regimbal, an unmarried person and Kelsey Eileen Mellick, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Erik Urses and Maya Urses, a married couple

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

LOT 16, THE MEADOW - PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 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): P106481 / 4638-000-016-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 9, 2023

Joseph Patrick Regimbal
Joseph Patrick RegimbalKelsey Eileen MellickState of OR
County of Clatsop
This record was acknowledged before me on 10/11/2023 by Joseph Patrick Regimbal.[Signature]
(Signature of notary public)
Notary Public in and for the State of OR
My commission expires: 12/22/24State of _____
County of _____
This record was acknowledged before me on _____ by Kelsey Eileen Mellick._____
(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: October 9, 2023

Joseph Patrick RegimbalK. Mellick

Kelsey Eileen Mellick

State of _____
County of _____

This record was acknowledged before me on _____ by Joseph Patrick Regimbal.

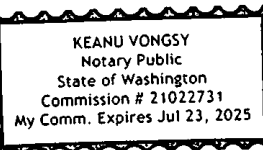
(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____State of WA
County of KingThis record was acknowledged before me on 10/13/23 by Kelsey Eileen Mellick.[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: Jul 23, 2025

EXHIBIT "A"
Exceptions

1. 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 THE MEADOW PHASE II:

Recording No: 9410120065
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 3, 1959
Auditor's No.: 578556, records of Skagit County, Washington
In favor of: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington, its successors and assigns
For: Sewer line operation and maintenance
Affects: The West 15 feet parallel with and adjacent to the West boundary of said plats
3. Drainage right-of-way as disclosed by that deed recorded April 22, 1943, under Auditor's File No. 361626, records of Skagit County, Washington, and other instruments of record.
Affects: The West 280 feet of said plats
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 26, 1977
Auditor's No(s): 867455, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors and assigns
For: To construct, operate, and maintain water line
Affects: A 10 foot strip adjacent to the South boundary of Hoag Road
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1993
Auditor's No(s): 9309090091, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet of all lots abutting on any streets in said plats. The exterior 5 feet abutting upon the South boundary of Hoag Road.
6. 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

EXHIBIT "A"

Exceptions
(continued)

law, as set forth on Short Plat No. MV-2-83:

Recording No: 8305100002

7. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 24, 1890
 Auditor's No(s): Volume 13, Page 383, records of Skagit County, Washington
 For: To cut down trees dangerous to operation of railroad
 Affects: A 200 foot strip on each side of centerline of Seattle & Montana Railroad

8. Agreement, including the terms and conditions thereof; entered into;
 By: The Meadows Associates, a partnership, a Washington general partnership
 And Between: Dujardin Development Company, a Washington corporation and First American Title Company of Mt Vernon, Washington
 Recorded: June 15, 1994
 Auditor's No.: 9406150082, records of Skagit County, Washington
 Providing: Indemnity and escrow agreement

9. 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

10. 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 Meadows Association
 Recording Date: May 19, 1994
 Recording No.: 9405190106

11. 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

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

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: August 2, 2010
Recording No.: 201008020108

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 Mt Vernon.
15. City, county or local improvement district assessments, if any.