

When recorded return to:
Megan Briggs
443 Spring Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249238
Jan 03 2024
Amount Paid \$6885.00
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
500147424

Escrow No.: 500147424

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric A. McNeil, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Megan Briggs, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 60, "PLAT OF SPRING MEADOWS - DIV. II", AS PER PLAT RECORDED IN VOLUME 17
OF PLATS, PAGE(S) 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.)


Tax Parcel Number(s): P116094 / 4735-000-060-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 27, 2023


Eric A. McNeilState of Washington
County of Snohomish
This record was acknowledged before me on 12/29/2023 by Eric A. McNeil.
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-26

NOTARY PUBLIC STATE OF WASHINGTON SHARON E. SCHOONOVER License Number 173976 My Commission Expires 09-04-2026
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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:
 Recording Date: February 26, 1935
 Recording No.: 267764
 To: Skagit County Drainage District No. 14

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: June 16, 1970
 Recording No.: 740160
 Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: October 21, 1987
 Recording No.: 8710210047
 Affects: Portion of said premises

4. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;
 Recording Date: January 26, 1994
 Recording No.: 9401260022

5. 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: March 4, 1999
 Recording No.: 9903040085
 Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"Exceptions
(continued)Recording Date: April 15, 1999
Recording No.: 9904150048

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2000
Recording No.: 200007240001

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 28, 2006
Recording No.: 200608280166

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 7, 2006
Recording No.: 200612070087

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 15, 2022
Recording No.: 202206150036

6. 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

7. Terms and conditions "By-Laws" of Plat of Spring Meadows Homeowners Association;

Recording Date: April 15, 1999
Recording No.: 9904150047

8. 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 25, 1999
Recording No.: 9905250019

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

9. 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 Plat of Spring Meadows Div. II:

Recording No: 9906220076

10. 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: July 24, 2000
Recording No.: 200007240001

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

Recording Date: January 30, 2002
Recording No.: 200201300062
In favor of: Public Utilities District No. 1
For: Pipelines

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

13. 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.

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

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."

14. Assessments, if any, levied by Sedro Woolley.
15. City, county or local improvement district assessments, if any.
16. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
17. 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.