

202404180036

04/18/2024 12:20 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Ryan Knight and Korah Knight
2409 W Meadow Boulevard
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240301

Apr 18 2024

Amount Paid \$6645.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620055944

Escrow No.: 620055944

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arlene F. Voth, an unmarried person, as her separate estate

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

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

LOT 81, THE MEADOW - PHASE I, A PLANNED UNIT DEVELOPMENT PLAT, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 167 THROUGH 172,
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): P104996 / 4629-000-081-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

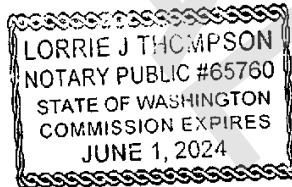
Dated: 4-17-24Arlene F. Voth
Arlene F. VothState of Washington
County of SnohomishThis record was acknowledged before me on 4-17-2024 by Arlene F. Voth.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 1 A PLANNED UNIT DEVELOPMENT PLAT:

Recording No: 9405050068

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sewer line operation and maintenance
Recording Date: April 3, 1959
Recording No.: 578556
Affects: as described in said instrument

3. Drainage right-of-way as disclosed by that deed recorded April 22, 1943, under recording number 361626 .

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

Recorded: September 9, 1993
Recording No.: 9309090091
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: as described in said instrument

5. Agreement, including the terms and conditions thereof; entered into;

By: The Meadows Associates, a partnership
And Between: Dujardin Development Company
Recorded: June 15, 1994
Recording No.: 9406150082
Providing: Indemnity and escrow agreement

6. 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

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: May 19, 1994
Recording No.: 9405190106

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 9, 2019
Recording No.: 201909090137

7. Liens and charges as set forth in the above mentioned declaration,

Payable to: The Meadows Association

8. 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."

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