

When recorded return to:
Sally B. Birkle and David J. Powers
426 Spring Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241714
Aug 09 2024
Amount Paid \$8037.00
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

Escrow No.: 620056440

CHICAGO TITLE
620056440

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zane Meadows, also appearing of record as Zane R. Meadows, 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 Sally B. Birkle, an unmarried woman and David J. Powers, an unmarried man

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

LOT 33, PLAT OF SPRING MEADOWS DIV II, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 17 OF PLATS, PAGES 75 AND 76, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

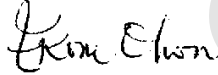
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116078 / 4735-000-033-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 5 Aug 2024
Zane MeadowsState of NEVADACounty of CLARKThis record was acknowledged before me on August 6th, 2024 by Zane Meadows.

(Signature of notary public)

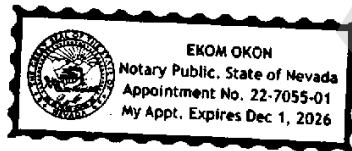
Notary Public in and for the State of NEVADAMy appointment expires: 12-01-2026

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, including the terms and conditions thereof, granted by instrument(s);

Recording Date: October 21, 1987
Recording No.: 8710210047
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: June 16, 1970
Recording No.: 740160
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. 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
Executed By: Vine Street Fund LLC

AMENDED by instrument(s):

Recording No.: 9904150048
Recording No.: 200007240001
Recording No.: 200608280166
Recording No.: 200612070087
Recording No.: 202206150036
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,

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

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

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 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

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

Payable to: Vine Street Fund L.L.C.

8. Liens and charges as set forth in the above mentioned declaration(s),

Payable to: Spring Meadows Homeowners Association

9. 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 PLAT OF SPRING MEADOWS DIV. II:

Recording No: 9906220076

10. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;

Recording Date: January 26, 1994
Recording No.: 9401260022

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

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

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

12. Easement, including the terms and conditions thereof, granted by instrument(s);

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

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.

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

15. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024
 Tax Account Number: P116078 / 4735-000-033-0000
 Levy Code: 0935
 Assessed Value-Land: \$159,200.00
 Assessed Value-Improvements: \$274,000.00

General and Special Taxes: Billed:\$4,028.98
 Paid: \$2,014.53
 Unpaid:\$2,014.45

16. 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

EXHIBIT "A"
Exceptions
(continued)

of the terms.

17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Sedro Woolley.
19. Assessments, if any, levied by Spring Meadows Homeowner's Association.