

When recorded return to:

Chenjuan Wu and Meiyan Wang  
936 Crested Butte Boulevard  
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242451

Oct 07 2024

Amount Paid \$7269.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy**STATUTORY WARRANTY DEED**

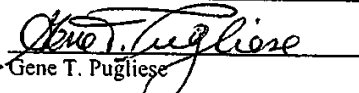
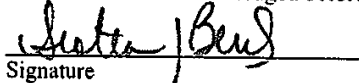
THE GRANTOR(S) Gene T. Pugliese, a single man, 2423 East Meadow Boulevard, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**in hand paid, conveys, and warrants to Chenjuan Wu, a married woman as her separate estate, and Meiyan Wang,  
a married woman as her separate estate

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.Abbreviated legal description: Property I:  
Lot 50, THE MEADOWS-PHASE IThis conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P104983/4629-000-050-0009

Dated: 10-7-24  
Gene T. PuglieseSTATE OF WASHINGTON  
COUNTY OF SKAGITThis record was acknowledged before me on 1<sup>st</sup> day of October, 2024 by Gene T. Pugliese.  
SignatureNotary  
TitleMy commission expires: 05/10/27

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2430 West Meadow Boulevard, Mount Vernon, WA 98273  
Tax Parcel Number(s): P104983/4629-000-050-0009

**Property Description:**

Lot 50, THE MEADOWS-PHASE I, A PLANNED UNIT DEVELOPMENT PLAT, as per plat recorded in Volume 15 of Plats, page 167 through 172, records of Skagit County, Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

24-21755-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
(Said Exception will not be included on Extended Coverage Policies)
9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power &amp; Light Co.

Dated: September 2, 1993

Recorded: September 9, 1993

Auditor's No: 9309090091

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

As follows:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-

Statutory Warranty Deed  
LPB 10-05

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of-ways, EXCEPT all residential lots fronting Hoag Road, the strip of land parallel to and coincident with the Hoag Road right-of-way shall be 5 feet in width.

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY: Plat/Subdivision

Name: The Meadow - Phase 1, A Planned Unit Development Plat

Recorded: May 5, 1994

Auditor's No: 9405050068

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Dated: May 19, 1994

Recorded: May 19, 1994

Auditor's No: 9405190106

Executed by: The Meadows Associates