

When recorded return to:
Austyn Neal
1223 Oak Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243093
Nov 26 2024
Amount Paid \$7445.00
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.: 620057610

CHICAGO TITLE

020057610

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Lee Lowenthal, an unmarried man

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

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

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

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

LT 25, THE MEADOW - PHASE II

Tax Parcel Number(s): P106492 / 4638-000-025-0004

Subject to:

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

STATUTORY WARRANTY DEED

(continued)


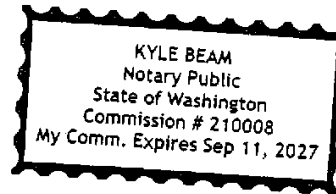
Dated: 11/22/24
David Lee LowenthalState of WACounty of SkagitThis record was acknowledged before me on 11-22-24 by David Lee Lowenthal.
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-11-27

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106492 / 4638-000-025-0004

LOT 25, THE MEADOW - PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

Purpose: To cut down trees dangerous to operation of railroad
 Recording Date: October 24, 1890
 Recording No.: Volume 13, Page 383, records of Skagit County, Washington
 Affects: A 200 foot strip on each side of centerline of Seattle and Montana Railroad
2. Drainage right of way and the terms and conditions thereof:

Recording Date: April 23, 1943
 Recording No.: 361626, records of Skagit County, Washington
3. 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, records of Skagit County, Washington
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
 Purpose: Water line
 Recording Date: October 26, 1977
 Recording No.: 867455, records of Skagit County, Washington
5. 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 Short Plat No. MV-2/83:

Recording No: 8305100002
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line
 Recording Date: September 9, 1993

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 9309090091
Affects: Said premises and other property

7. Agreement and the terms and conditions thereof:

Executed by: The Meadows Associates, a Washington general partnership and
Dujardin Development Company, a Washington corporation
Recording Date: June 15, 1994
Recording No.: 9406150082
Providing: Indemnity and Escrow Agreement

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 19, 1994
Recording No.: 9405190106

Modification(s) of said covenants, conditions and restrictions

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

9. 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 Meadow at Mount Vernon Homeowners' Association
Recording Date: May 19, 1994
Recording No.: 9405190106

10. 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 The Meadow Phase II, recorded in Volume 16 of Plats, Pages 1 through 7:

Recording No: 9410120065

11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"**Exceptions
(continued)**

"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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by City of Mount Vernon.
14. City, county or local improvement district assessments, if any.