

When recorded return to:
Austin Rothaus
6932 Rainier Dr #4
Everett, WA 98203

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250236
Jan 29 2025
Amount Paid \$7285.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Chicago Title
620057949

Escrow No.: 620057949

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Blackwell and Kaylee Blackwell, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Shyanne Curtis and Austin Patrick Rothaus , both unmarried
persons

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 78, PLAT OF SPRING MEADOWS - DIV 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 17 OF PLATS, PAGES 65 AND 66, 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): P114882/4732-000-078-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 24, 2025

C n
Christopher Blackwell
KRB
Kaylee Blackwell

State of WA

County of Skagit

This record was acknowledged before me on 01/27/2025 by Christopher Blackwell and Kaylee Blackwell.

Rosemilda L. Alvarado
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 08/28/2025

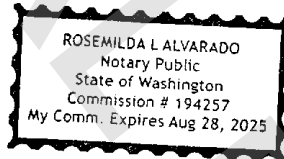


EXHIBIT "A"
Exceptions

1. 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 I, recorded in Volume 17 of Plats, Pages 65 and 66:

Recording No: 9905140014

2. Terms and conditions of Ordinance and the terms and conditions thereof:

Executed by: City of Sedro-Woolley
Recorded: January 26, 1994
Recording No.: 9401260022

3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association

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

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recording Date: March 4, 1999
Recording No.: 9903040085
Executed By: Vine Street Fund, L.L.C.

Amended by instrument(s):

Recording Date: April 15, 1999
Recording No.: 9904150048

Recording Date: May 25, 1999
Recording No.: 9905250019

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

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

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

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

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

5. 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

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Sedro Woolley.
9. City, county or local improvement district assessments, if any.