

**When recorded return to:**  
Adam Panabaker  
446 Spring Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250989

Apr 07 2025

Amount Paid \$7765.00  
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  
620058445

Escrow No.: 620058445

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Furrey and Chelsea Furrey, a married couple and Michael Furrey as the Personal Representative of The Estate of Jeri Furrey, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Adam Robert Panabaker, 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 28, PLAT OF SPRING MEADOWS - DIV. II

Tax Parcel Number(s): P116073/4735-000-028-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 4/3/2025

[Signature]  
 Michael Furrey

[Signature]  
 Chelsea Furrey

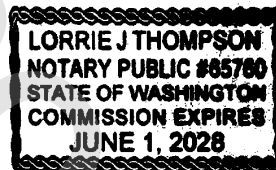
The Estate of Jeri Furrey, deceased

BY: [Signature]  
 Michael Furrey  
 Personal Representative

State of WashingtonCounty of Skagit

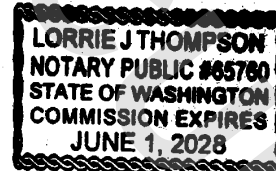
This record was acknowledged before me on April 3, 2025 by Michael Furrey and  
 Chelsea Furrey.

[Signature]  
 (Signature of notary public)  
 Notary Public in and for the State of Washington  
 My appointment expires: 6-1-2028

State of WashingtonCounty of Skagit

This record was acknowledged before me on April 3, 2025 by Michael Furrey as  
 Personal Representative of The Estate of Jeri Furrey, deceased.

[Signature]  
 (Signature of notary public)  
 Notary Public in and for the State of Washington  
 My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P116073/4735-000-028-0000**

LOT 28, 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.

## EXHIBIT "B"

### 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:  
 Recorded: 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);  
 Recorded: 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);  
 Recorded: 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 and restrictions 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

#### Modification(s) of said covenants, conditions and restrictions

Recorded: April 15, 1999  
 Auditor's No(s): 9904150048, records of Skagit County, Washington

Recorded: July 24, 2000  
 Auditor's No(s): 200007240001, records of Skagit County, Washington

Recorded: August 28, 2006  
 Auditor's No(s): 200608280166, records of Skagit County, Washington

Amended Declaration of Covenants, Conditions and Restrictions for Plat of Spring Meadows recorded December 7, 2006 under Recording No. 200612070087.

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

Modification(s) of said covenants, conditions and restrictions

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. Covenants, conditions and restrictions 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 25, 1999  
Recording No.: 9905250019

7. Covenants, conditions and restrictions 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

8. 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 Plat of Spring Meadows - Div. II, recorded in Volume 17 of Plats, pages 75 and 76:

Recording No.: 9906220076

9. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;  
Recorded: January 26, 1994  
Recording No.: 9401260022

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

10. Terms and conditions "By-Laws" of Plat of Spring Meadows Homeowners Association;  
Recorded: April 15, 1999  
Recording No.: 9904150047
11. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 30, 2002  
Recording No.: 200201300062  
In favor of: Public Utilities District No. 1  
For: Pipelines
12. 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."
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Sedro Woolley.
15. City, county or local improvement district assessments, if any.