

When recorded return to:

Scott Petrick and Rebekah J. Petrick
2329 East Meadow Boulevard
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251288

Apr 30 2025

Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23146-TB

THE GRANTOR(S) **Russell G. Lanker and Jennifer A. Lanker, husband and wife**, 18358 S. West View Road,
Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Scott Petrick and Rebekah J. Petrick, husband and wife**

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

Lot 45, THE MEADOW, PHASE II, according to the plat thereof recorded in Volume 16 of Plats, pages 1 through
7, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 45, THE MEADOW, PHASE II

This 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 "A"
attached hereto

Tax Parcel Number(s): P106514/4638-000-045-0004

Dated: 28 APR 25

R G Lanker
Russell G. Lanker

Jennifer A. Lanker
Jennifer A. Lanker

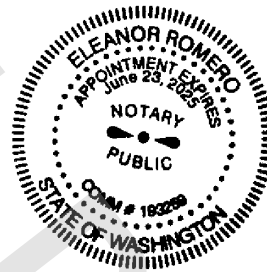
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 28th day of April, 2025, by Russell G. Lanker and Jennifer A. Lanker.

Eleanor Romero
Signatiffie

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
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EXHIBIT A

25-23146-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. 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.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. 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.
6. (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) Deleted
7. 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.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: September 2, 1993
Recorded: September 9, 1993
Auditor's No.: 9309090091
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
10. 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 Meadow Associates
11. 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

Statutory Warranty Deed
LPB 10-05

PLAT/SURVEY:

Plat/Subdivision Name: The Meadow, Phase II

Recorded: October 12, 1994

Auditor's No: 9410120065

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

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