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201710100112

Skagit County Auditor $76.00
10/10/2017 Page 1 of 3 3:35PM

When recorded return to:
Jeremy Ritchie
614 W. Fairhaven Avenue
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 114698

Statutory Warranty Deed

114698
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lynda D. Brown, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jeremy Ritchie, an unmarried individual** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Lot 51, Spring Meadows Div. II

Tax Parcel Number(s): **P116085, 4735-000-051-0000**

Lot 51, "PLAT OF SPRING MEADOWS – DIV. II", as per plat recorded in Volume 17 of Plats, pages 75 and 76, records of Skagit County, Washington.
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

Dated 10/06/17

Lynda D. Brown
Lynda D. Brown

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174790
OCT 10 2017
Amount Paid $4453.22
Skagit Co. Treasurer
By MG Deputy

STATE OF Maryland }
COUNTY OF Anne Arundel } SS:

I certify that I know or have satisfactory evidence that Lynda D. Brown, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10/06/17

Luis A. Valdes
Printed Name: Luis A. Valdes
Notary Public in and for the State of Maryland
Residing at Anne Arundel County, MD
My appointment expires: 11/28/2018

Luis A Valdes
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
November 28, 2018

Exhibit A

SCHEDULE "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:	March 2, 1999
Recorded:	March 4, 1999
Auditor's No:	9903040085
Executed by:	Vine Street Group, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:	March 26, 1999
Recorded:	April 15, 1999
Auditor's No:	9904150048

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:	May 20, 1999
Recorded:	May 25, 1999
Auditor's No:	9905250019

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:	July 6, 2000
Recorded:	July 24, 2000
Auditor's No:	200007240001

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:	August 11, 2006
Recorded:	August 28, 2006
Auditor's No.:	200608280166

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:	November 15, 2006
Recorded:	December 7, 2006
Auditor's No.:	200612070087

B. TERMS AND CONDITIONS OF BY-LAWS:

Dated:	March 26, 1999
Recorded:	April 15, 1999
Auditor's No.:	9904150047

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C. 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:	Plat of Spring Meadows – Div. II
Recorded:	June 22, 1999
Auditor's No:	9906220076

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Dated:	January 10, 2002
Recorded:	January 30, 2002
Auditor's No:	200201300062
Purpose:	In the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water
Area Affected:	That portion of the common area adjacent to Lot 53 and Lot 54 of the Plat of Spring Meadows Division II

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:	January 26, 1994
Auditor's File No.:	9401260022
Document Title:	Ordinance
Regarding:	Annexation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

F. Any tax, fee, assessments or charges as may be levied by Spring Meadows Homeowners Association.

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