202303210008
03/21/2023 09:13 AM Pages: 1 of 6 Fees: $208.50
Skagit County Auditor, WA

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When recorded return to:
France L. Palmer and William R. Palmer
527 Fern Rd
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235871
Mar 21 2023
Amount Paid $7845.00
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
620053624

Escrow No.: 620053624

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stacy A. Pratt, unmarried and Eric Joel Pratt, unmarried

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to France L. Palmer and William R. Palmer, a married couple

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 72, "THE MEADOW, PH II, A PLANNED UNIT DEVELOPMENT PLAT"

Tax Parcel Number(s): P106536 / 4638-000-072-0001

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: March 14, 2023

Stacy A. Pratt

Eric Joel Pratt

State of Washington
County of Skagit
This record was acknowledged before me on 3-16-2023 by Stacy A. Pratt and Eric Joel Pratt.

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P106536 / 4638-000-072-0001

LOT 72, "THE MEADOW, PHASE II, A PLANNED UNIT DEVELOPMENT PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT "B"
Exceptions

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

   Purpose: Drainage right-of-way
   Recording Date: April 22, 1943
   Recording No.: 361626
   Affects: Portion of said premises

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

   Granted to: City of Mt. Vernon
   Purpose: Sewer line operation and maintenance
   Recording Date: April 3, 1959
   Recording No.: 578556
   Affects: Portion of said premises

3. 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 City of Mount Vernon Short Plat No. MV-2-83:

   Recording No: 8305100002

4. 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, together with necessary appurtenances
   Recording Date: September 9, 1993
   Recording No.: 9309090091
   Affects: Portion of said premises

5. Agreement and the terms and conditions thereof:

   Executed By: The Meadows Associates , a Washington general partnership and Dujardin Development Company, a Washington corporation and First American Title Company of Mt. Vernon, Washington
   Recording Date: June 15, 1994
   Recording No.: 9406150082

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EXHIBIT "B"

Exceptions
(continued)

6. 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

7. 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

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 the Plat of The Meadow Phase II AKA The Meadow Phase I, Tract 101, a Planned Unit Development Plat:

   Recording No: 9410120065

9. 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

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EXHIBIT "B"

Exceptions
(continued)

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. Assessments, if any, levied by City of Mount Vernon.

12. Dues, Charges and/or Assessments, if any, levied by The Meadows P.U.D. Homeowners' Association.

13. City, county or local improvement district assessments, if any.