

When recorded return to:
Duane Wilks and Hayley Barnes
1215 Hemlock Place
Mount Vernon, WA 98273

201309100043
Skagit County Auditor
9/10/2013 Page 1 of 3 3:50PM \$74.00

Recorded at the request of:

File Number: 106459

Statutory Warranty Deed

106459
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Paul Hoagland and Olga Hoagland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Duane Wilks, a single man and Hayley Barnes, a single woman, each as their separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 5 The Meadow-Phase 1

Tax Parcel Number(s): P104972, 4629-000-005-0004

Lot 5, "THE MEADOW-PHASE 1", as per plat recorded in Volume 15 of Plats, pages 167 through 172, inclusive, 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 9-4-13

Paul Hoagland
Paul Hoagland

Olga Hoagland
Olga Hoagland

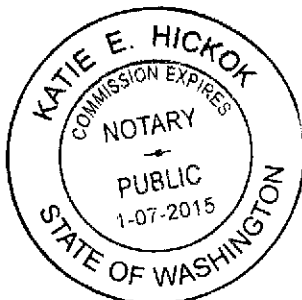
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133691
SEP 10 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3,031.00
Skagit Co. Treasurer
By Wam Deputy

I certify that I know or have satisfactory evidence that Paul Hoagland and Olga Hoagland, 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: 9-10-13



Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2015

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: September 2, 1993
Recorded: September 9, 1993
Auditor's No: 9309090091
Purpose: "...utility systems for purposes of transmission,
distribution and sale of gas and electricity..."
Area Affected: As follows:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways, EXCEPT all residential lots fronting Hoag Road, the strip of land parallel to and coincident with the Hoag Road right-of-way shall be 5 feet in width.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: The Meadow - Phase 1, a Planned Unit Development
Plat
Recorded: May 5, 1994
Auditor's No: 9405050068

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: B.N.L. Davis et ux
Recorded: October 24, 1890
Auditor's No: Volume 13, Page 383
As Follows:

Right of the Seattle and Montana Railroad to go upon land within 200 feet of the center of the Railroad for purposes of cutting trees dangerous to the operation of the railroad and for incidental purposes.

Affects: Lots 5, 6, 9, 12

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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\$74.00

D. 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 Meadows Associates

E. Any tax, fee, assessments or charges as may be levied by The Meadow at Mount Vernon Homeowners Association.

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