

When recorded return to:
William A. Roemer, II
442 Spring Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
9/12/2014 Page 1 of 3 2:13PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021973

CHICAGO TITLE
620021973

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mandy Ann Cronk and Michael Lloyd Cronk, wife and husband for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to William A. Roemer, II, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington:

Lot 29, "Plat of Spring Meadows, Division II", according to the plat thereof, recorded in Volume 17 of Plats, Pages 75 and 76, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116074, 4735-000-029-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021973, Schedule B, Special Exceptions; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 8, 2014

Mandy Ann Cronk

Michael Lloyd Cronk

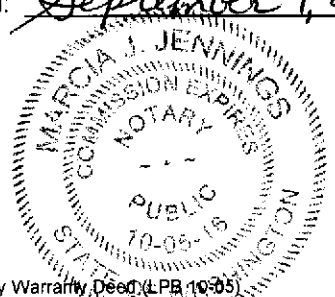
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 3382
SEP 12 2014

Amount Paid \$ 3369.²⁰
Skagit Co. Treasurer
By Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Mandy Ann Cronk and Michael Lloyd Cronk is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 9, 2014



Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL 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
Auditor's No.: 267764, records of Skagit County, Washington
To: Skagit County Drainage District No. 14
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 21, 1987
Auditor's No(s): 8710210047, records of Skagit County, Washington
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: October 21, 1987
Auditor's No(s): 8710210047, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1970
Auditor's No(s): 740160, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: March 4, 1999
Auditor's No(s): 9903040085, records of Skagit County, Washington
Executed By: Vine Street Fund LLC

AMENDED by instrument(s):
Recorded: April 15, 1999, July 24, 2000, August 28, 2006 and December 7, 2006
Auditor's No(s): 9904150048, 200007240001, 200608280166 and 200612070087, records of Skagit County, Washington
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: May 25, 1999
Auditor's No(s): 9905250019, records of Skagit County, Washington
Executed By: Vine Street Fund LLC
7. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: July 24, 2000
Auditor's No.: 200007240001, records of Skagit County, Washington
Executed By: Vine Street Fund LLC
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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;



SCHEDULE "B"

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:

Recording No: 9906220076

9. Terms and conditions of City of Sedro Woolley Ordinance No. 1187;
Recorded: January 26, 1994
Auditor's No.: 9401260022, records of Skagit County, Washington
10. Terms and conditions "By-Laws" of Plat of Spring Meadows Homeowners Association;
Recorded: April 15, 1999
Auditor's No.: 9904150047, records of Skagit County, Washington
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: March 4, 1999
Auditor's No(s): 9903040085, records of Skagit County, Washington
Imposed By: Vine Street Fund L.L.C.
12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 30, 2002
Auditor's No(s): 200201300062, records of Skagit County, Washington
In favor of: Public Utilities District No. 1
For: Pipelines
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Sedro-Woolley.
15. Assessments, if any, levied by Spring Meadows Homeowner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

