

When recorded return to:
Erica L. Falls
Lewis G. Falls and Carol A. Falls
475 Spring Lane
Sedro Woolley, WA 98284



201810190084

10/19/2018 01:50 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020036276

Escrow No.: 620036276

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephanie Wahlgren and Edward Wahlgren, 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 Erica L. Falls, an unmarried woman and Lewis G. Falls and
Carol A. Falls, husband and wife

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.)

Lot(s): 71 SPRING MEADOWS DIV I

Tax Parcel Number(s): P114875 / 4732-000-071-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184652

OCT 19 2018

Amount Paid \$5,220.40
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 15, 2018

Stephanie Wahlgren
Stephanie Wahlgren
Edward Wahlgren
Edward Wahlgren

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
Stephanie Wahlgren Edward Wahlgren
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: October 18, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114875 / 4732-000-071-0000

Lot 71, PLAT OF SPRING MEADOWS – DIV 1, according to the Plat thereof recorded in Volume 17 of Plats, Pages 65 and 66, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. 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, 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. 1:

Recording No: 9905140014

2. Terms and conditions of Ordinance
Executed by: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022, records of Skagit County, Washington
3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association
Recorded: April 15, 1999
Auditor's No.: 9904150047, records of Skagit County, Washington
4. Covenants, conditions, easements, assessments 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: March 4, 1999
Auditor's No.: 9903040085, records of Skagit County, Washington
Executed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and
December 7, 2006
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166 and
200612070087
Records of: Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: March 4, 1999
Auditor's No.: 9903040085, records of Skagit County, Washington
Imposed By: Vine Street Fund, L.L.C.

AMENDED by instruments

Recorded: April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and
December 7, 2006
Auditor's Nos.: 9904150048, 9905250019, 200007240001, 200608280166,

EXHIBIT "B"

Exceptions
(continued)

200612070087

Records of: Skagit County, Washington

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, dues and charges, if any, levied by Spring Meadows Homeowner's Association.