



201902280089

02/28/2019 02:10 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:

Christopher Blackwell and Kaylee Blackwell  
440 Winter Lane  
Sedro-Woolley, WA 98284

**STATUTORY WARRANTY DEED**

*19-1506*  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR(S) James E. Brignone, as attorney in fact for Dewey Frank Brignone, as his separate estate and as surviving spouse of Margaret A. Brignone, 882 W Foxboro Drive, Apt I 103, N Salt Lake, UT 84054,

for and in consideration of **ten dollars and other valuable consideration**

**HUSBAND AND WIFE**

in hand paid, conveys, and warrants to Christopher Blackwell and Kaylee Blackwell, ~~a married couple~~

the following described real estate, situated in the County Skagit, State of Washington:

Lot 78, 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.

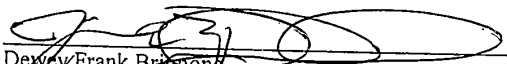
Abbreviated legal description: Lot 78, Spring Meadows Div. No. 1

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 "B" attached hereto

Tax Parcel Number(s): P114882 & 4732-000-078-0000

Dated: Feb 26th 2019

*Dewey Frank Brignone by James Brignone Attorney in Fact*

  
Dewey Frank Brignone  
by James Brignone, his Attorney-In-Fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2019/02/28*  
FEB 28 2019

Amount Paid \$ *4202.00*  
By *MB* Skagit Co. Treasurer Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-1506-MM

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STATE OF WASHINGTON *Arizona*  
COUNTY OF SKAGIT *Maricopa*

I certify that I know or have satisfactory evidence that James E Brignone as attorney-in-fact for Dewey Frank Brignone is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26 day of February, 2019

*[Signature]*  
Signature  
*Notary Public*  
Title



My appointment expires: *08/20/2021*

**EXHIBIT B**

19-1506-MM

1. TERMS AND CONDITIONS OF "AN ORDINANCE OF THE CITY OF SEDROWOOLLEY, WASHINGTON, ANNEXING CERTAIN PROPERTY CONTIGUOUS TO SAID CITY'S WESTERN BOUNDARY FROM PETITION FILED BY MICHAEL V. FOHN, ET AL":

Dated: November 18, 1993

Recorded: January 26, 1994

Auditor's No.: 9401260022

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Vine Street Group, LLC, recorded March 4, 1999 as Auditor's File No. 9903040085.

Above covenants, conditions and restrictions were amended and recorded April 15, 1999, May 25, 1999, July 24, 2000, August 28, 2006 and December 7, 2006 as Auditor's File No. 9904150048, 9905250019, 200007240001, 200608280166 and 200612070087.

3. TERMS AND CONDITIONS OF BY-LAWS:

Name: Spring Meadows Homeowner's Association

Dated: March 26, 1999

Recorded: April 15, 1999

Auditor's No.: 9904150047

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Spring Meadows - Div. I recorded May 14, 1999 as Auditor's File No. 9905140014.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".