

When recorded return to:
Nathan Lafromboise and Siobhan Lafromboise
2405 West Meadow Boulevard
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-160

Jan 14 2020

Amount Paid \$4565.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620040965

Escrow No.: 620040965

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erik Oosterhof and Amy Oosterhof, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Siobhan Marie Lafromboise and Nathan Lee Lafromboise, 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.)

Lot(s): 79, THE MEADOW ~~DIV. NO. 1~~ PHASE 1 (Md)

Tax Parcel Number(s): P104993 / 4629-000-079-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 6, 2020

Erik Oosterhof
Erik Oosterhof
Amy Oosterhof
Amy Oosterhof

State of Washington
County of Island

I certify that I know or have satisfactory evidence that
Erik Oosterhof and Amy Oosterhof
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/hen/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 01/11/2020

Jennie Andrews
Name: Jennie Andrews
Notary Public in and for the State of WA
Residing at: Island County,
My appointment expires: 03/08/2020



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104993 / 4629-000-079-0008

LOT 79, THE MEADOW - PHASE I, A PLANNED UNIT DEVELOPMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 167 THROUGH 172, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 THE MEADOW - PHASE 1 A PLANNED UNIT DEVELOPMENT PLAT:**

Recording No: 9405050068
2. **Easement, including the terms and conditions thereof, granted by instrument(s);**
Recorded: October 24, 1890
Auditor's No(s): Volume 13, page 383, records of Skagit County, Washington
For: To cut down trees dangerous to operation of railroad
Affects: A 200 foot strip on each side of centerline of Seattle and Montana Railroad
3. **Easement, including the terms and conditions thereof, granted by instrument(s);**
Recorded: October 26, 1977
Auditor's No(s): 867455, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: To construct, operate, and maintain water line
Affects: A 10 foot strip adjacent to the South boundary of Hoag Road
4. **Easement, including the terms and conditions thereof, granted by instrument(s);**
Recorded: March 18, 1978
Auditor's No(s): 875324, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: To construct, operate, and maintain water line
Affects: A 10 foot strip adjacent to Hoag Road
5. **Easement, including the terms and conditions thereof, granted by instrument;**
Recorded: April 3, 1959
Auditor's No.: 578556, records of Skagit County, Washington
In favor of: City of Mt. Vernon
For: Sewer line operation and maintenance
Affects: The West 15 feet parallel with and adjacent to the West boundary of said premises
6. **Drainage right-of-way as disclosed by that deed recorded April 22, 1943, under Auditor's File No. 361626, records of Skagit County, Washington, and other instruments of record.**
Affects: The West 280 feet of said plats
7. **Easement, including the terms and conditions thereof, granted by instrument;**
Recorded: September 9, 1993

EXHIBIT "B"**Exceptions
(continued)**

- Auditor's No.: 9309090091, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: The exterior 10 feet of all lots abutting on any streets in said plats. The exterior 5 feet abutting upon the South boundary of Hoag Road.
8. Agreement, including the terms and conditions thereof; entered into:
 By: The Meadows Associates, a partnership
 And Between: Dujardin Development Company
 Recorded: June 15, 1994
 Auditor's No.: 9406150082, records of Skagit County, Washington
 Providing: Indemnity and escrow agreement
9. Covenants, conditions, and restrictions contained in declaration(s) 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: May 19, 1994
 Auditor's No(s): 9405190106, records of Skagit County, Washington
 Executed By: The Meadows Associates
- Amended Recording No. 201909090137
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):
 Recorded: May 19, 1994
 Auditor's No(s): 9405190106, records of Skagit County, Washington
 Imposed By: The Meadows Association
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- Year: 2019
 Tax Account No.: P104993 / 4629-000-079-0008
 Levy Code: 0930
 Assessed Value-Land: \$78,400.00
 Assessed Value-Improvements: \$142,600.00

EXHIBIT "B"

Exceptions
(continued)

General and Special Taxes:
Billed: \$2,897.80
Paid: \$2,897.80
Unpaid: \$0.00

13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.
15. Assessments, if any, levied by Meadows PUD Homeowner's Association.