

When recorded return to:
Catherine Lawler and Michael Walker, Sr
401 Spring Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620 049718

Escrow No.: 620049718

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew York, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Catherine Lawler and Michael Walker, Sr, a married couple

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

LOT 39, "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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P114864 / 4732-000-039-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5744

Dec 15 2021

Amount Paid \$6405.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 30, 2021

Matthew York
Matthew York

State of washington
County of Skagit

I certify that I know or have satisfactory evidence that

Matthew York
~~(s)~~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: December 07, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"
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, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 4, 1999
Recording No.: 9903040085

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 15, 1999
Recording No.: 9904150048

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 25, 1999
Recording No.: 9905250019

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 24, 2000
Recording No.: 200007240001

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: August 28, 2006
Recording No.: 200608280166

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 7, 2006
Recording No.: 200612070087

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Spring Meadows Homeowner's Association
Recording Date: March 4, 1999
Recording No.: 9903040085

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Sedro Woolley.
9. City, county or local improvement district assessments, if any.