

When recorded return to:
Holly M. Hodgson
7663 Merganser Lane
Bow, WA 98232



201109200068

Skagit County Auditor

9/20/2011 Page 1 of 5 3:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245340967

CHICAGO TITLE

620013690

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Moore and Gretchen Moore, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Holly M. Hodgson, an unmarried person

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

Lot 22, "Plat of Sunset Creek Planned Unit Development," according to the plat thereof, recorded in

Volume 16 of Plats, Pages 168 through 172, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): 111500, 4694-000-022-0000

Subject to:

1.

1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted Puget Sound Power and Light Company, Northland Cable

Television Company, GTE Northwest, Cascade Natural Gas, and their respective successors and assigns under

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2011 2809
SEP 20 2011

Amount Paid \$ 11,130.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

(continued)

and upon the exterior ten feet parallel with and adjacent to the street frontage of all lots, unless shown otherwise, in which to install, lay, construct, review, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, telephone, and gas service, together with the right to enter upon lots at all times for the purposes stated.

2. Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

3. Building setback line(s) delineated on the face of said plat.

Affects: The East 50 feet of said premises

4. Pollution control area delineated on the face of said plat;

Located: Within 100 feet of well as shown

5. Easement delineated on the face of said plat;

For: Utilities

Affects: The exterior 20 feet adjacent to street

6. Easement delineated on the face of said plat;

For: Native growth protection zone (no building or tree cutting)

Affects: Various portions of Lots 4 through 7

7. Notes on the face of said plat, as follows:

This survey has depicted existing occupational indicators in accordance with W.A.C. CH. 332.150. These

occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of

ownership based upon unwritten title claims has not been resolved by this boundary survey. Zoning - Agriculture and rural.

Sewage Disposal - Individual on-site sewage system.

Alternate on-site disposal systems may have special design, construction, and maintenance requirements. See

Skagit County Health Officer for details.

Water - Individual well, see covenants, conditions, restrictions, easements and reservations.

The Plat of Sunset Creek Planned Unit Development is adjacent to property used for agricultural operations.

Owners may be subject to inconveniences or discomforts arising from such operations, including but not limited to

noise, odors, flies, fumes, dust, the operation of machinery of any kind during any 24 hour period, (including

aircraft), the storage and disposal of manure, and the application by spraying or otherwise of



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STATUTORY WARRANTY DEED

(continued)

chemical fertilizers, soil amendments, herbicides, and pesticides and will not consider to be a nuisance if such operations are consistent with commonly accepted best management practices and complies with local, state, and federal laws.

The Home Owners Association under the name of Sunset Creek Planned Unit Development, will be responsible for monitoring all individual wells, water usage and maintaining the water meters on each well at the time of home construction and installation of a pump in an individual well. The home owner shall install a water meter designed to read the appropriate flow in gallons per minute, and read out the total accumulated water use. The Owners

Association shall have a representative check well sites yearly for sources of pollution, read the water meters and record the water use. The Home Owners Association will furnish each new home owner with educational

materials for operating and protecting each well site.

Soils data on file with Skagit County Permit Center.

This property is subject to and together with covenants, restrictions, easements, reservations, and other

instruments of record including but not limited to those shown on the Plat of Sunset Creek Planned Unit

Development. Covenants are recorded under Auditor's File No. 9705300115, records of Skagit County, Washington.

A 100-foot well protection zone. No source of contamination, such as septic tanks and drain fields, sewer lines,

underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals,

enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides,

hazardous waste, or garbage of any kind or description shall be permitted within 100 feet of well.

Tract B Open Space/Recreation or Open Space.

8. Terms and conditions of that Findings of Fact for Variance;

Recorded: October 18, 1995 and May 27, 1997

Auditor's No.: 9510180064 and 9705270033, records of Skagit County, Washington

Application No.: OSP 93-002 AND FP-97-0023

Applicant: Roger Peterson

9. Terms and conditions of that Title Notification

Recorded: October 1, 1996

Auditor's No.: 9610010068, records of Skagit County, Washington

Regarding: Rural resource designation

10. Terms and conditions of that Variance No. FP 97-0023



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STATUTORY WARRANTY DEED
(continued)

Recorded: May 27, 1997

Auditor's No.: 9705270033, records of Skagit County, Washington

11. Covenants, conditions, restrictions, and easements 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 30, 1997

Auditor's No(s): 9705300115, records of Skagit County, Washington

Executed By: Eileen Peterson Family Partnership

Amended by instrument(s):

Recorded: February 10, 1998, January 16, 2003 and March 23, 2004

Auditor's No(s): 9802100121, 200301160119 and 200403230118 records of Skagit County, Washington

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 30, 1997

Auditor's No(s): 9705300115, records of Skagit County, Washington

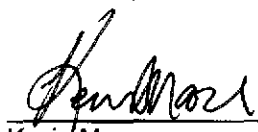
Imposed By: Sunset Creek Planned Unit Development Homeowners Association

Amended by instrument(s):


Recorded: February 10, 1998, January 16, 2003 and March 23, 2004

Auditor's No(s): 9802100121, 200301160119 and 200403230118 records of Skagit County, Washington

Dated: September 8, 2011



Kevin Moore



Gretchen Moore



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Skagit County Auditor

STATUTORY WARRANTY DEED
(continued)

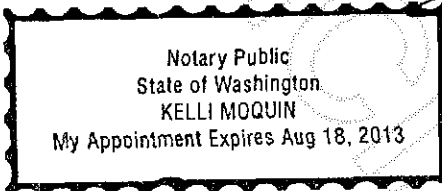
State of Washington

County of 08/12/2011

I certify that I know or have satisfactory evidence that

Bryn Moore
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 09/12/2011



Name: Kelli Moquin
Notary Public in and for the State of Washington
Residing at: Blaine, WA
My appointment expires: 08/18/2013

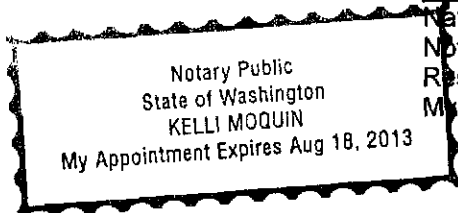
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Brynn Moore
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 09/12/2011



Name: Kelli Moquin
Notary Public in and for the State of Washington
Residing at: Blaine, WA
My appointment expires: 08/18/2013

