

When recorded return to:
Ronald Wheeler
3012 Pine Creek Drive
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
1/24/2014 Page 1 of 4 3:10PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020624

CHICAGO TITLE
620020624

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pine Creek Estates, LLC, a Washington Limited Liability
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ronald Wheeler, a married man as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 16, PLAT OF PINE CREEK, DIVISION 1, according to the plat thereof recorded December 20,
2011, under Auditor's file No. 201112200087, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P131024 / 6005-000-000-0016

Subject to:

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

Dated: January 22, 2014

Pine Creek Estates, LLC, a Washington Limited Liability

Pacific Coast Inc, Sole Member

BY:
Gene Mulder
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014268
JAN 24 2014

Amount Paid \$6,110.40
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

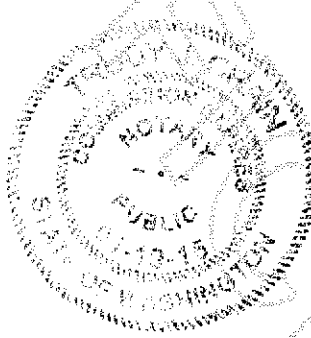
State of Wash.

County of Skagit

I certify that I know or have satisfactory evidence that Gene Muller

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of Pacific Coastal to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-22-14



[Signature]
Name: Tracy J Cas
Notary Public in and for the State of WASH
Residing at: only 4
My appointment expires: 1-19-15



201401240103

EXHIBIT "A"
Exceptions

1. Reservations contained in deed from the State of Washington recorded, under Auditor's File No. 67070, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same, and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Recording No.: 88060230065
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: West Trumpeter and the City of Mount Vernon
Purpose: Installing and maintaining a storm drainage system
Recording Date: October 16, 1989
Recording No.: 8910160109
4. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-7-91:

Recording No.: 9105070082
5. Covenants, conditions and restrictions 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: June 10, 2008
Recording No.: 200806100145
6. 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 SHORT PLAT NO. LU08-022:

Recording No.: 200809250100
7. 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 B.L.A. NO. LU 10-024:

Recording No.: 201006090035

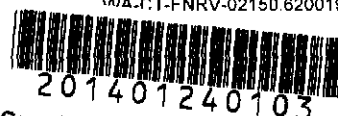


EXHIBIT "A"

Exceptions
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 7, 2010
Recording No.: 201009070287
Affects: Portion of said premises

9. Covenants, conditions and restrictions 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: December 20, 2011
Recording No.: 201112200086

10. 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 PINE CREEK, DIVISION 1:

Recording No: 201112200087

11. City, county or local improvement district assessments, if any.

12. Assessments, if any, levied by City of Mount Vernon.

13. Assessments, if any, levied by Pine Creek Estate Homeowners Association.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE:

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201401240103