



201406120153

Skagit County Auditor

\$75.00

6/12/2014 Page

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4 3:08PM

**When recorded return to:**

Barry W. Burgess and Kimberli K. Knudsen  
 15175 Deschutes Court  
 Mount Vernon, WA 98273

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
 Mount Vernon, WA 98273  
 Escrow No.: 620021382

CHICAGO TITLE  
 620021382

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James Tosti and Patricia Tosti, 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 Barry W. Burgess and Kimberli K. Knudsen, husband and wife  
 the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, PLAT OF CREEKSIDE MEADOWS, as recorded February 9, 2010 under Auditor's File No.  
 201002090002, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130049 / 4991-000-006-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
 Chicago Title Company Order 620021382, Schedule B, Special Exceptions; and Skagit County Right  
 To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 9, 2014

James Tosti  
 James Tosti  
Patricia Tosti  
 Patricia Tosti

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

20142052

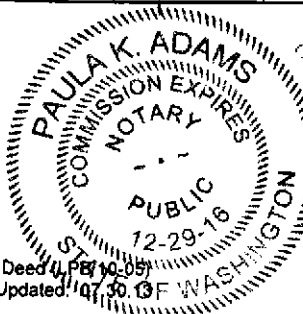
JUN 12 2014

Amount Paid \$ 8015.00  
 Skagit Co. Treasurer  
 By M.B. Deputy

State of Washington  
Crest of King

I certify that I know or have satisfactory evidence that

James Tosti and Patricia Tosti  
 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/her/their) free and voluntary act  
 for the uses and purposes mentioned in this instrument.

Dated: Jun 10 2014

Name: Paula K. Adams  
 Notary Public in and for the State of WA  
 Residing at: Arkle WA  
 My appointment expires: 12-29-16

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Agreement, including the terms and conditions thereof, entered into;  
Recorded: May 24, 1917  
Auditor's No. 119184, records of Skagit County, Washington  
Providing: Dedication of property as public highway
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 18, 1956  
Auditor's No(s). 543043, records of Skagit County, Washington  
In favor of: Harold Gribble, et ux, et al  
For: To enter upon and clear out obstructions in the bed, and lower the bed of  
Nookachamps Creek  
Affects: Portion of subject property
4. Matters as disclosed and/or delineated on the face of the following Short Plat:  
  
Short Plat No.: 89-79  
Recorded: December 19, 1979  
Auditor's File No.: 7912190032

Said matters include but are not limited to the following:

Lot 1 will be served by an individual well. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells, and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zones.

Water – Existing well for Lot 1 only; Lot 2 – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat and the buyer should inquire and investigate as to availability of said water.

Sewer – Individual septic tanks

5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 16, 1987  
Auditor's No(s).: 8706160048, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Terms, conditions, and restrictions of that instrument entitled NOTICE OF MORATORIUM ON NON-FORESTRY USE OF LAND;  
Recorded: May 28, 2002  
Auditor's No(s).: 200205280264, records of Skagit County, Washington  
In Favor of: Skagit County
7. Waiver of Six Year Development Moratorium  
  
Recording Date: January 4, 2007  
Recording No.: 200701040111
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



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## SCHEDULE "B"

Exceptions  
(continued)

Recording Date: August 18, 2008  
Recording No.: 200808180094

9. 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 CREEKSIDE MEADOWS:

Recording No: 201002090002

10. Plat Lot of Record Certification

Recording Date: February 9, 2010  
Recording No.: 201002090003

11. Protected Critical Area Easement

Recording Date: February 9, 2010  
Recording No.: 201002090004

12. 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, 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 in the document

Recording Date: February 9, 2010  
Recording No.: 201002090005

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: February 9, 2010  
Auditor's No(s): 201002090005, records of Skagit County, Washington  
Imposed By: Windward Real Estate Services, Inc.

14. Agreement Operation Maintenance & Monitoring Requirement for Proprietary onsite sewage systems

Executed by: Windward Real Estate Services, Inc.  
Recording Date: July 11, 2011  
Recording No.: 201107110100

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

Granted to: Cascade Natural Gas Corporation, a Washington corporation  
Purpose: Gas line  
Recording Date: March 1, 2013  
Recording No.: 201303010106  
Affects: Portion of said premises and other property

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

Granted to: Cascade Natural Gas Corporation, a Washington corporation  
Purpose: Gas line  
Recording Date: March 1, 2013  
Recording No.: 201303010108  
Affects: Portion of said premises and other property

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



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## SCHEDULE "B"

### Exceptions (continued)

18. Assessments, if any, levied by Creekside Meadows Homeowner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

### 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.



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