



201505290142

Skagit County Auditor
5/29/2015 Page

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3

\$74.00
1:57PM

When recorded return to:
Jason Wyze and Jana Wyze
3011 Pine Creek Drive
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.: 620024082

CHICAGO TITLE

620024082

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pine Creek Estates LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jason Wyze and Jana Wyze, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, 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): P131018 / 6005-000-000-0010

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620024082, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: May 26, 2015

Pine Creek Estates LLC

BY:

Coast Pacific Inc., Sole Member
By: Gene Mulder, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

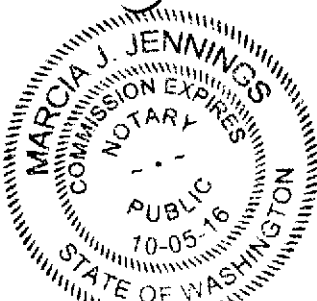
20151949
MAY 29 2015

Amount Paid \$163249
Skagit Co. Treasurer
By MB Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gene Mulder
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 Coast Pacific, Inc., Sole Member of Pine Creek Estates, LLC to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 28, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL 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.
2. 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 06231988:

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

SCHEDULE "B"

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.

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.