



201508250041

When recorded return to:  
Mark D. Winecoff and Karen Hastings  
3059 Pine Creek Drive  
Mount Vernon, WA 98273

Skagit County Auditor \$74.00  
8/25/2015 Page 1 of 3 1:58PM

Filed for record at the request of:

 **CHICAGO TITLE**  
COMPANY OF WASHINGTON  
425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620024663

**CHICAGO TITLE**  
**620024663 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 Mark D. Winecoff and Karen Hastings, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, 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.

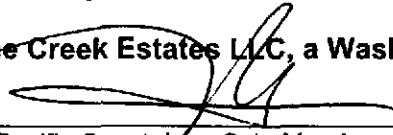
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P131011 / 6005-000-000-0003,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620024663, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: August 20, 2015

**Pine Creek Estates LLC, a Washington limited liability company**

BY:   
Pacific Coast, Inc., Sole Member  
Michael G. Mulder, Secretary

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2015 3364  
AUG 25 2015

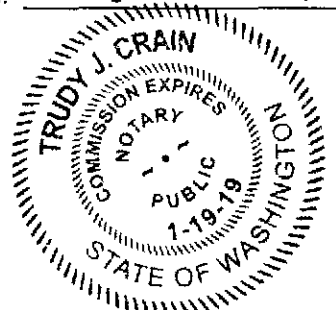
State of Washington  
county of skagit

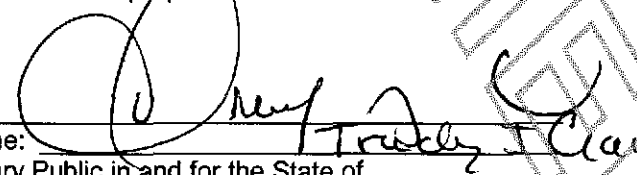
Amount Paid \$6056.11  
Skagit Co. Treasurer  
By HB Deputy

I certify that I know or have satisfactory evidence that Michael G 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 Secretary of Pacific Coast, 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: 8-21-15



  
Name: Trudy J. Crain  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: only dr  
My appointment expires: 1-19-19

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

**SCHEDULE "B"**  
Special Exceptions  
(continued)

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.
14. 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.