

When recorded return to:  
J. Patricia Mock  
3047 Pine Creek Drive  
Mount Vernon, WA 98273



201512010081

Skagit County Auditor \$76.00  
12/1/2015 Page 1 of 4 11:58AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620025564

CHICAGO TITLE  
620025564

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) BYK Construction, Inc., A Washington Corporation  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to J. Patricia Mock, an unmarried person

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

Lot 6, 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): P131014 / 6005-000-000-0006

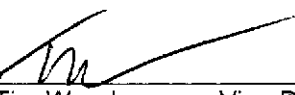
Subject to:

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

Dated: November 25, 2015

BYK Construction, Inc.

BY:   
Paul Woodmansee President, Director

By:   
Tim Woodmansee Vice-President, Director

By:   
LeAnn Woodmansee Treasurer, Director

By:   
Alexandria Woodmansee Secretary, Director

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 4848  
DEC 1 2015

Amount Paid \$ 5327.20  
Skagit Co. Treasurer  
Deputy  
By HB

STATUTORY WARRANTY DEED

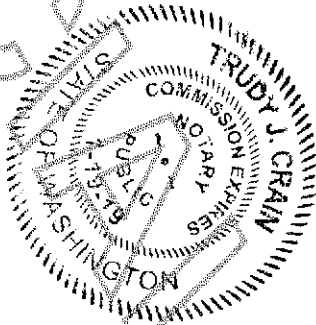
(continued)

State of Wash  
County of Skagit

I certify that I know or have satisfactory evidence that Paul Woodmansee, Tim Woodmansee, and Alexandria Woodmansee  
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 Pres, Vice Pres, Treasurer / Sec of BYK Construction to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-30-15

Name: Trudy J Crain  
Notary Public in and for the State of Wash  
Residing at: Orcutt  
My appointment expires: 1-19-19



**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.
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: 58050230065
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. Setback Easement including the terms, covenants and provisions thereof

Recording Date: June 19, 2015  
Recording No.: 201506190087