



201512160017

Skagit County Auditor \$75.00  
12/16/2015 Page 1 of 3 11:32AM

When recorded return to:  
Jack P. Davies and Donna L. Davies  
3036 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.: 620024887

### 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 Jack P. Davies and Donna L. Davies, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22, 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): P131030 / 6005-000-000-0022

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024887, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: December 14, 2015

Pine Creek Estates LLC

BY: [Signature]  
Coast Pacific, Inc., Sole Member  
by: Michael Mulder, Secretary

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20155065  
DEC 16 2015

Amount Paid \$ 6324.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

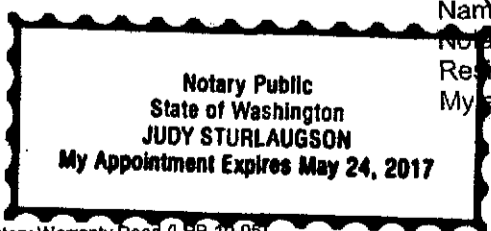
State of WA  
County Whatcom of Whatcom

I certify that I know or have satisfactory evidence that Michael Gene Mulder

is/are the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary 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: 12/15/15

Name: Judy Sturlaugson  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 5/24/17



## 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"

### Special 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.
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.