



201512290079

Skagit County Auditor
12/29/2015 Page 1 of 3 3:22PM \$75.00

When recorded return to:
Tiffany A. Hickman
3007 Pine Creek Drive
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 109825

Statutory Warranty Deed

109825
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Pine Creek Estates, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tiffany A. Hickman the following described real estate, situated in the County of Skagit, State of Washington.
An unmarried person,

Abbreviated Legal:
Lot 11 Pine Creek Div. J

Tax Parcel Number(s): P131019, 6005-000-000-0011

Lot 11, "PLAT OF PINE CREEK, DIVISION 1", according to the plat thereof recorded December 20, 2011, under Auditor's File No. 20112200087, records of Skagit County, Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 12-29-15

Pine Creek Estates, LLC

By: Coast Pacific Inc By: Michael G Mulder,,
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155256
DEC 29 2015

Amount Paid \$ 6,145.11
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael G. Mulder is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of Coast Pacific Inc as a member of Pine Creek Estates, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-29-15

Katie Hickok
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2019

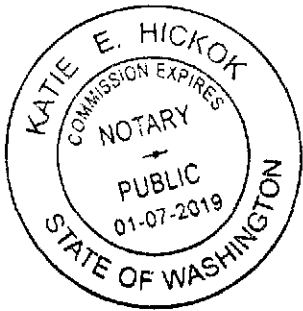


Exhibit A

EXCEPTIONS:

A. 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.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: West Trumpeter and the City of Mount Vernon
Recorded: October 16, 1989
Auditor's No.: 8910160109
Purpose: Installing and maintaining a storm drainage system

C. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 10, 2008
Auditor's No.: 200806100145

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Recorded: September 7, 2010
Auditor's No.: 201009070287
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of said premises

E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 20, 2011
Auditor's No.: 201112200086

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Pine Creek, Division 1
Recorded: December 20, 2011
Auditor's No.: 201112200087

G. Any tax, fee, assessments or charges as may be levied by Pine Creek Estates Homeowners Association.

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS
THEREOF:

Recorded:	January 27, 2015
Auditor's No.:	201501270080
Purpose:	Set backs
Area Affected:	North 3 feet

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company