



201604290177

Skagit County Auditor

\$76.00

4/29/2016 Page

1 of

4 1:43PM

When recorded return to:

Patrick G. Beisler and Tiffany J. Beisler
22978 Skiyu Court
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026826

CHICAGO TITLE

620026826

STATUTORY WARRANTY DEED

THE GRANTOR(S) Windward Real Estate Services 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 Patrick G. Beisler and Tiffany J. Beisler, husband and wife

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

Lot 10, PLAT OF CREEKSIDE MEADOWS, as recorded February 9, 2010 under Auditor's File No.
201002090002, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130053 / 4991-000-010-0000

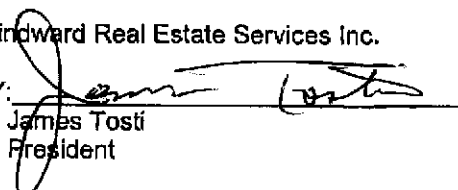
Subject to:

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

Dated: April 26, 2016

Windward Real Estate Services Inc.

BY:


James Tosti
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/665

APR 29 2016

Amount Paid \$ 8184.
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Kearney

I certify that I know or have satisfactory evidence that _____
_____ 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 Winlock Bank to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument. CHC

Dated: April 26, 2016

Name: Cynthia Krasner
Notary Public in and for the State of WA
Residing at: Belleview
My appointment expires: 10/20/16

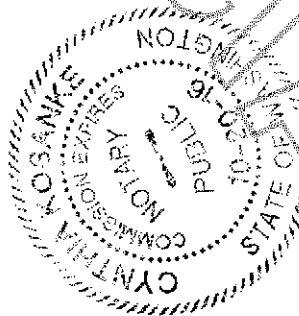


EXHIBIT "A"
Exceptions

1. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
2. Agreement, including the terms and conditions thereof; entered into;
Recorded: May 24, 1917
Auditor's No.: 119184, records of Skagit County, Washington
Providing: Dedication of property as public highway
3. Matters as disclosed and/or delineated on the face of the following Short Plat:

Short Plat No.: 89-79
Recorded: December 19, 1979
Auditor's File No.: 7912190032

Said matters include but are not limited to the following:

Lot 1 will be served by an individual well. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells, and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zones.

Water – Existing well for Lot 1 only; Lot 2 – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat and the buyer should inquire and investigate as to availability of said water.

Sewer – Individual septic tanks
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1987
Auditor's No(s): 8706160048, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. 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: August 18, 2008
Recording No.: 200808180094
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 PLAT OF CREEKSIDE MEADOWS:
Recording No: 201002090002
7. Plat Lot of Record Certification

Recording Date: February 9, 2010
Recording No.: 201002090003

EXHIBIT "A"

Exceptions
(continued)

8. Protected Critical Area Easement

Recording Date: February 9, 2010

Recording No.: 201002090004

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, 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 in the document

Recording Date: February 9, 2010

Recording No.: 201002090005

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: February 9, 2010

Auditor's No(s): 201002090005, records of Skagit County, Washington

Imposed By: Windward Real Estate Services, Inc.

11. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof

Recording Date: March 2, 2015

Recording No.: 201503020107

12. City, county or local improvement district assessments, if any.

13. Assessments, if any, levied by Creekside Meadows Homeowner's Association.