



201606240077

Skagit County Auditor

\$78.00

6/24/2016 Page

1 of

6 1:56PM

When recorded return to:  
Adam Nuanes and Sarah Nuanes  
22964 Skiyou 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.: 620027560

**CHICAGO TITLE**  
**620027560**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 2628

JUN 24 2016

Amount Paid \$ 8219.70  
Skagit Co. Treasurer  
By *Hein* Deputy

### 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 Adam Nuanes and Sarah Nuanes, a married couple

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

Lot 9, Plat of Creekside Meadows, as recorded February 9, 2010 under Auditor's File No.  
201002090002, records of Skagit County, Washington.  
Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P130052 / 4991-000-009-0000,


Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 21, 2016

Windward Real Estate Services Inc.

BY:   
James Tosti  
President

STATUTORY WARRANTY DEED  
(continued)

State of WA

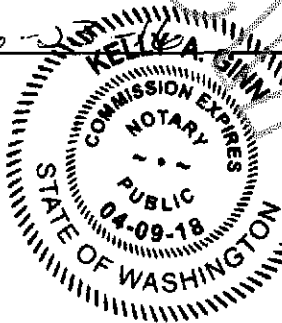
County of King

I certify that I know or have satisfactory evidence that

James Tosti

   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 President of Windward Real Estate to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-2-18



Kelly A. Ginn  
Name: Kelly A. Ginn  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 4-9-18

**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. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 18, 1956  
Auditor's No(s): 543043, records of Skagit County, Washington  
In favor of: Harold Gribble, et ux, et al  
For: To enter upon and clear out obstructions in the bed, and lower the bed of Nookachamps Creek  
Affects: Portion of subject property
4. 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
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: June 16, 1987

## EXHIBIT "A"

Exceptions  
(continued)

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

6. 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

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 PLAT OF CREEKSIDE MEADOWS:  
Recording No: 201002090002

8. Plat Lot of Record Certification

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

9. Protected Critical Area Easement

Recording Date: February 9, 2010  
Recording No.: 201002090004

10. 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

11. Assessments or charges and liability to further assessments or charges, including the terms,

**EXHIBIT "A"**

Exceptions  
(continued)

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.

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

Recording Date: March 2, 2015

Recording No.: 201503020106

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

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