



201608260160

Skagit County Auditor

\$78.00

8/26/2016 Page

1 of

6 2:00PM

When recorded return to:
Geoff Devries
22750 Chestnut Loop
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.: 620026124

2016 3770
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 26 2016

Amount Paid \$ 1963⁰⁰
Skagit Co. Treasurer
By Deputy

CHICAGO TITLE
620026124

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 Geoff Devries, a married person as his separate property
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 13, 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): P130056 / 4991-000-013-0000

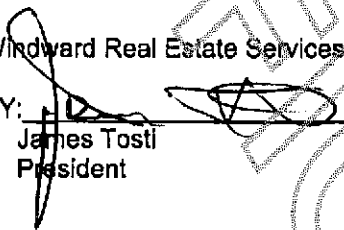
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2016

Windward Real Estate Services Inc.

BY: 
James Tosti
President

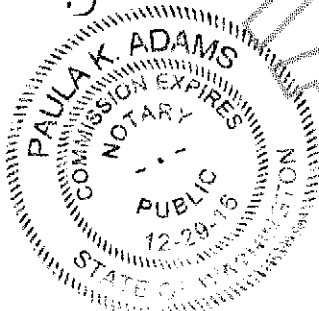
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Kb

I certify that I know or have satisfactory evidence that

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

Dated: August 23, 2016



Name: Paula K. Adams
Notary Public in and for the State of WA
Residing at: Kirkland
My appointment expires: 12-29-16

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. 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. Terms, conditions, and restrictions of that instrument entitled NOTICE OF MORATORIUM ON NON-FORESTRY USE OF LAND;
Recorded: May 28, 2002
Auditor's No(s).: 200205280264, records of Skagit County, Washington
In Favor of: Skagit County
7. Waiver of Six Year Development Moratorium

Recording Date: January 4, 2007
Recording No.: 200701040111
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: August 18, 2008
Recording No.: 200808180094
9. 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
10. Plat Lot of Record Certification

Recording Date: February 9, 2010
Recording No.: 201002090003
11. Protected Critical Area Easement

Recording Date: February 9, 2010

EXHIBIT "A"

**Exceptions
(continued)**

Recording No.: 201002090004

12. 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

13. 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.

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

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