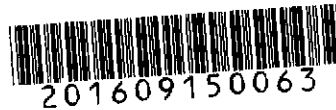


When recorded return to:
Israel Avendano
3000 Pine Creek Drive
Mount Vernon, WA 98273



Skagit County Auditor
9/15/2016 Page

1 of 6 1:48PM
\$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028051

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164152
SEP 15 2016

Amount Paid \$ 6234.11
Skagit Co. Treasurer
By *man* Deputy

CHICAGO TITLE

620028051

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 Israel Avendano, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 13, 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.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P131021 / 6005-000-000-0013,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 24, 2016

Pine Creek Estates LLC
Pacific Coast, Inc. Sole Member

BY: 

Michael Mulder

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Snohomish

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

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 Pine Creek Estates LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/30/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manlyville, WA
My appointment expires: 10/1/2019

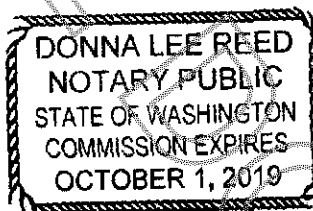


EXHIBIT "A"
Exceptions

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 SURVEY

Recording No: 8806230065

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

EXHIBIT "A"

Exceptions (continued)

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

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,

EXHIBIT "A"

Exceptions
(continued)

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.