

When recorded return to:  
Christopher J. Gastony and Mykim H. Chau  
3044 Pine Creek Drive  
Mount Vernon, WA 98273



201610120053

Skagit County Auditor \$74.00  
10/12/2016 Page 1 of 2 3:23PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110519

### Statutory Warranty Deed

110519  
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 Christopher J. Gastony and Mykim H. Chau, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

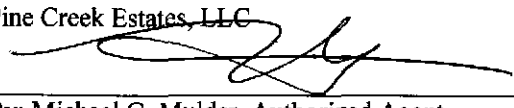
Abbreviated Legal:  
Lot 24, Pine Creek Div. 1

Tax Parcel Number(s): P131032, 6005-000-000-0024

Lot 24, "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 10-11-16

Pine Creek Estates, LLC

  
By: Michael G. Mulder, Authorized Agent

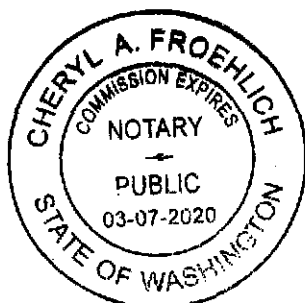
STATE OF Washington }  
COUNTY OF Skagit } SS:

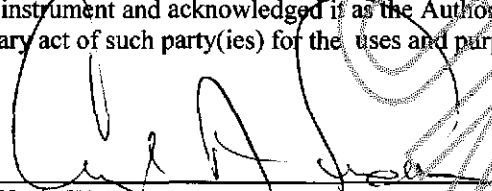
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164676  
OCT 12 2016

Amount Paid \$6900.10  
Skagit Co. Treasurer  
BY HTB Deputy

I certify that I know or have satisfactory evidence that Samuel E. Mulder is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Authorized Agent 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: 10-11-16



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

*Exhibit A*  
**SCHEDULE "B-1"**

**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.