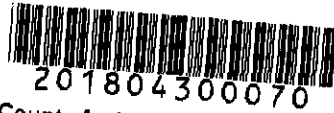


When recorded return to:
Stephen W. Metzger and Rebecca D. Metzger
349 South 48th Street
Mount Vernon, WA 98274



201804300070

Skagit County Auditor

4/30/2018 Page

1 of

\$79.00

6 10:02AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034287

CHICAGO TITLE
620034287

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas J. Kilcup and Susan April Kilcup, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Stephen W. Metzger and Rebecca D. Metzger, husband and wife

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

Lot 87, PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2, recorded under Auditor's File No. 201607270025, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P133280 / 6038-000-087-0000

Subject to:

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

20181742
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2018

Amount Paid \$6,768.11
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 25, 2018

Douglas J. Kilcup
Douglas J. Kilcup

Susan April Kilcup
Susan April Kilcup

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Douglas J. Kilcup and Susan April Kilcup are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 26, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 10/27/2018

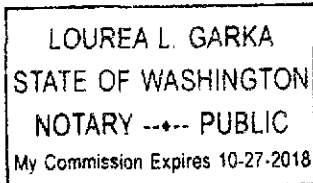


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Harold A. Mason Holder and Janet Masonholder, husband and wife
Purpose: Ingress and egress
Recording Date: March 8, 1955
Recording No.: 514230

2. Terms and conditions of Special Use Permit No. SP-84-016

Recording Date: August 1, 1984
Recording No.: 8408100036

3. Notice of On-Site Sewage System Status and the terms and conditions thereof

Recording Date: March 19, 1985
Recording No.: 8503190025

4. Agreement and the terms and conditions thereof

Recording Date: May 3, 2000
Recording No.: 200005030063

5. Terms and conditions contained in Variance

Recording Date: April 18, 2001
Recording No.: 200104180095

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. PL01-0579:

Recording No: 200202010016

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Emergency Access, Storm Drainage Pond, Sanitary Sewer and other related purposes

EXHIBIT "A"

Exceptions (continued)

Recording Date: December 11, 2006
Recording No.: 200612110207

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John and Sandra Thomas, husband and wife
Purpose: Ingress, egress and utility
Recording Date: November 4, 1996
Recording No.: 9611040097

9. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof

Recording Date: July 19, 1988
Recording No.: 88087190009

10. 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: October 14, 2015
Recording No.: 201510140051
Affects: Portion of said premises

11. Resolution No. 901 Accepting Development Agreement including the terms, covenants and provisions thereof

Recording Date: July 18, 2016
Recording No.: 201607180127 being a rerecord of 201602110007

12. Notice of Mitigation Areas and Easements for Native Growth Protection including the terms, covenants and provisions thereof

Recording Date: March 21, 2016
Recording No.: 201603210161

13. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: December 9, 2005
Recording No.: 200512090118

EXHIBIT "A"

Exceptions (continued)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Repairing, replacing, operating and maintaining sanitary sewer service and related utility facilities
Recording Date: November 3, 2015
Recording No.: 201511030042
Affects: Portion of said premises

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Final Woodside PUD LU-07-009 (Final PUD Plan):

Recording No: 201607270024

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Woodside PUD Division 1 and 2:

Recording No: 201607270025

17. 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: July 27, 2016
Recording No.: 201607270026

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2017
Recording No.: 201712210049

18. **Restrictive Covenant (Regarding Eligible Adult Residents) including the terms,**

EXHIBIT "A"

Exceptions
(continued)

covenants and provisions thereof

Recording Date: April 19, 2016

Recording No.: 201604190058

Possible monetary amounts regarding School Impact Fees

19. City, county or local improvement district assessments, if any.
20. Assessments, if any, levied by City of Mount Vernon.
21. Assessments, if any, levied by Woodside PUD Community Association.