

When recorded return to:
Yvonne Kraker
15164 Deschutes Court
Mount Vernon, WA 98273



201806120027

06/12/2018 11:31 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620032976

Escrow No.: 620032976

STATUTORY WARRANTY DEED

THE GRANTOR(S) Creekside/Lake 16 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 Yvonne Kraker, an unmarried woman and Nicole Kraker, an
unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3, 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): P130046 / 4991-000-003-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2516
JUN 12 2018

Amount Paid \$11,041.00
Skagit Co. Treasurer,
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 31, 2018

Creekside/Lake 16 LLC

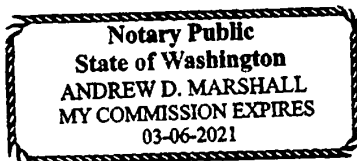
BY: 

James Tosti

President of Windward Real Estate Services, Inc., member of said entity

State of WACounty of KINGI 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/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., member of Creekside Lake 16 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6.4.2018

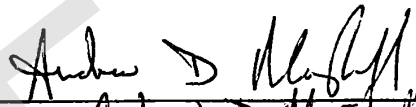

Name: Andrew D Marshall
Notary Public in and for the State of WA
Residing at: Kirkland
My appointment expires: 03/06/21

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
 Auditor's No(s): 8706160048, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company

EXHIBIT "A"

Exceptions
(continued)

- 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
 Recording No.: 201002090004

EXHIBIT "A"Exceptions
(continued)

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. Agreement Operation Maintenance& Monitoring Requirement for Proprietary onsite sewage systems
- Executed by: Windward Real Estate Services, Inc.
Recording Date: July 11, 2011
Recording No.: 201107110100
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: Gas line
Recording Date: March 1, 2013
Recording No.: 201303010108
Affects: Portion of said premises and other property
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: Gas line
Recording Date: March 1, 2013
Recording No.: 201303010106
Affects: Portion of said premises and other property
17. Notice of On-site Sewage System Maintenance Agreement
- Recording Date: December 2, 2016
Recording No.: 201612020066
18. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

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