

When recorded return to:
Leslie H. O'Neill, Jr. and Rana L. Rutherford
2159 32nd Place
Mount Vernon, WA 98273



201809140079

09/14/2018 01:45 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035198

CHICAGO TITLE
W20035198

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 Leslie H. O'Neill, Jr. and Rana L. Rutherford, husband and
wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 11, Pine Creek Estates Phase 2, according to the plat thereof, recorded September 20, 2017
under Auditor's File No. 201709200063, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P133865 / 6045-000-011-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184088

SEP 14 2018

Amount Paid \$ 7374.20
By *BJ* Skagit Co. Treasurer Deputy
Page 1

STATUTORY WARRANTY DEED
(continued)

Dated: September 5, 2018

Pine Creek Estates, LLC
Coast Pacific, Inc., Sole Member

BY: 
Michael G. Mulder
President

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael G. Mulder is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as President of Coast Pacific, Inc., sole member of Pine Creek Estates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

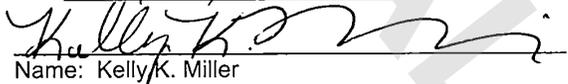
Dated: 9/5/18

Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon,
My appointment expires: September 9, 2020



EXHIBIT "A"
Exceptions

1. 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 Pine Creek Estates Phase 2:

Recording No: 201709200063

2. Covenants, conditions, restrictions and easements 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: August 22, 2017
Recording No.: 201708220048

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Pine Creek Estates Homeowners Association
Recording Date: August 22, 2017
Recording No.: 201708220048

4. 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.

5. 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

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants

EXHIBIT "A"Exceptions
(continued)

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

Release of Easements, including the terms, covenants and provisions thereof;

Recording Date: August 25, 2017 and September 20, 2017
Recording No.: 201708250056 and 201709200062

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 SHORT PLAT NO. LU08-022:

Recording No: 200809250100

Release of Easements, including the terms, covenants and provisions thereof;

Recording Date: September 20, 2017
Recording No.: 201709200062

8. 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

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 PINE CREEK, DIVISION 1:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 201112200087

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: April 11, 2016
Recording No.: 201604110121

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 Estates Homeowners Association.