

When recorded return to:
Robert A McElroy
1004 Commercial Ave APT 1081
Anacortes, WA 98221

201810310072
10/31/2018 01:53 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620036129

CHICAGO TITLE

620036129

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cristina Lynn Spurgeon and Laurie Kay Kierans and Nancy Ann Stevenson each as their separate estate.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert A McElroy and Rita M Yribar, a married couple

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

Lot 28, CREEKSIDE VILLAGE, PHASE II, according to the plat thereof, recorded in Volume 14 of Plats, pages 133 and 134, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P84003 / 4536-000-028-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 4838
OCT 31 2018

Amount Paid \$7,659.⁰⁰
Skagit Co. Treasurer
By *m am* Deputy

2025 NRS

STATUTORY WARRANTY DEED (continued)

Dated: October 17, 2018

Cristina Lynn Spurgeon
Cristina Lynn Spurgeon

Laurie Kay Kierans
Laurie Kay Kierans

Nancy Ann Stevenson
Nancy Ann Stevenson

State of WA.

County of Pierce

I certify that I know or have satisfactory evidence that Laurie Kay Kierans is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Oct. 25, 2018

BARBARA SULLIVAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 159091
COMMISSION EXPIRES JUNE 28, 2020

Barbara Sullivan
Name: Barbara Sullivan
Notary Public in and for the State of WA.
Residing at: Tacoma
My appointment expires: 06-28-2020

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Cristina Lynn Spurgeon (is)are the person(s) who appeared before me, and said person(s) acknowledged that

STATUTORY WARRANTY DEED
(continued)

(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 30 2018

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Nancy Ann Stevenson
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 30 2018

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: July 5, 1989
 Auditor's No(s): 8907050059, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company, GTE Northwest, Inc., Cascade
 Natural Gas Corporation and TCI Cablevision of Washington, Inc.
 For: Utility Service

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 CREEKSIDE VILLAGE PHASE II:
 Recording No: 9004270012

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 Recorded:
 Auditor's No(s): 8912040056 and 200610250035, records of Skagit County, Washington
 Executed By: Creekside Village Development Co.

 Amended by instrument(s):
 Recorded: May 8, 1990; August 15, 1991; April 17, 2000, October 4, 2000, April 16, 2002, and October 25, 2006
 Auditor's No(s): 9005080112; 9108150102; 200004170124; 200010040019; 200010040020; 200204160118; and 200610250035, records of Skagit County, Washington

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: December 4, 1989
 Auditor's No(s): 8912040056, records of Skagit County, Washington
 Imposed By: Creekside Village Homeowners Association

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial

EXHIBIT "A"Exceptions
(continued)

activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.
8. Dues, charges and assessments, if any, levied by Creekside Village Homeowners Association.