

When recorded return to:  
Alicia J Smith and Ray L Smith  
22836 Knapp Road  
Mount Vernon, WA 98273



**201904170063**

04/17/2019 03:19 PM 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

Escrow No.: 620037637

**CHICAGO TITLE**

420037637

### STATUTORY WARRANTY DEED

THE GRANTOR(S) North Coast Construction Inc, a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ray Smith and Alicia Smith, Husband and Wife

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

Lot 1 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): P130044 / 4991-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191383  
APR 17 2019

Amount Paid \$ 7392.00  
By Skagit Co. Treasurer Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 18, 2019

North Coast Construction Inc

BY: Marla Jones  
Marla Jones  
PresidentState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that \_\_\_\_\_

Marla Jones  
(s) 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 North Coast Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 03 2019

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

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

**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  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

**EXHIBIT "A"**Exceptions  
(continued)

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
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

**EXHIBIT "A"**Exceptions  
(continued)

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. 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
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.: 201303010107  
Affects: Portion of said premises and other property
16. 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 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

**EXHIBIT "A"**

Exceptions  
(continued)

NR Lands."

17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Creekside Meadows Homeowner's Association.