



**201907020088**

07/02/2019 03:39 PM Pages: 1 of 5 Fees: \$105.50  
Skagit County Auditor

**When recorded return to:**

Kathryn Aiken  
William M Aiken  
1524 Main St  
Racine, WI 53403

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
W20038350

Escrow No.: 620038350

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cottage Werks 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 Kathryn Aiken and William M. Aiken, wife and husband

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

LOT 5, "P. U. D. OF PLEASANT RIDGE EAST", AS PER PLAT RECORDED ON OCTOBER 12, 2000, UNDER AUDITORS FILE NO. 200010120025, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/5TH INTEREST IN LOT 6 OF SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P117274 / 4762-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20192741  
JUL 02 2019

Amount Paid \$ 18,250.00  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 26, 2019

Cottage Werks LLC

BY: [Signature]  
Christopher Chase  
Managing Member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher Chase is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Managing Member of Cottage Werks LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 27, 2019

[Signature]  
Name: Lourea L. Garika  
Notary Public in and for the State of WA  
Residing at: Washington  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARIKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**

## Exceptions

1. 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 P.U.D. OF PLEASANT RIDGE EAST:

Recording No: 200010120025

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 SKAGIT COUNTY SHORT PLAT NO. 65-80:

Recording No: 800610023

3. Protected Critical Area Site Plan and the Terms and Conditions thereof;  
Recorded: July 20, 1999  
Auditor's File No.: 9907200128, records of Skagit County, Washington

4. Bylaws of Pleasant Ridge East, and the terms and conditions thereof;  
Recorded: October 12, 2000  
Auditor's File No.: 200010120027, records of Skagit County, Washington

5. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: October 12, 2000  
Auditor's No.: 200010120026, records of Skagit County, Washington  
Executed by: Allen Bird and Gail Haaland

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 2010 and December 6, 2013  
Recording No.: 201003180062 and 201312060096

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: October 12, 2000

**EXHIBIT "A"**

Exceptions  
(continued)

Auditor's No.: 200010120026, records of Skagit County, Washington  
Imposed By: Pleasant Ridge East Homeowners Association

7. Agreement Shared Driveway Maintenance and Extension Agreement  
Executed by: Allen F. Bird, Margaret E. Bird, Perry Burkhart and Sharon Burkhart  
Recording Date: December 6, 2013  
Recording No.: 201312060097
8. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: April 21, 2014  
Recording No.: 201404210011
9. Operation-Maintenance & Monitoring Requirement For Proprietary Onsite Sewage Systems including the terms, covenants and provisions thereof  
Recording Date: January 20, 2017  
Recording No.: 201701200014
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Pleasant Ridge East Homeowner's Association.
12. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 04, 2019  
between William M Aiken Kathryn Aiken ("Buyer")  
Buyer Buyer  
and Cottage Werks LLC ("Seller")  
Seller Seller  
concerning 17958 Best Road Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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 NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Kathryn Aiken 5/4/19  
Buyer Date

William M Aiken 05/04/19  
Buyer Date

AuthentSIGN  
Christopher Chase, Managing Member 05/04/2019  
Seller 5/4/2019 4:09:36 PM PDT Date

[Signature] 6-27-19  
Seller Date