



201907250028

07/25/2019 10:21 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

POOR ORIGINAL

When recorded return to:

Carl T. Kiepe, Jr.
4812 South 48th Place
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.

19-2543

STATUTORY WARRANTY DEED

THE GRANTOR(S) Woodside 3, 4 & 5, LLC, a Washington Limited Liability Company, 504 East Fairhaven Avenue, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Carl T. Kiepe, Jr., an unmarried person

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

LOT 24, PLAT OF WOODSIDE PUD DIVISIONS 3, 4 AND 5, recorded on December 21, 2017,
under Skagit County Auditor's File No. 201 712210048.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P134057 & 6048-000-024-0000

Dated: 7/17/19

Woodside 3, 4 & 5, LLC, a Washington Limited Liability Company

By: Kendra Seuch
Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193094

JUL 25 2019

Amount Paid \$ 7,123.22
Skagit Co. Treasurer
By Madam Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

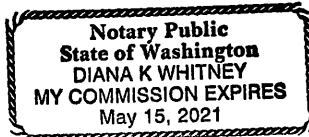
I certify that I know or have satisfactory evidence that KENDRA DECKER is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Woodside 3, 4 & 5, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 17th day of July, 2019

Diana K. Whitney
Signature

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Title

My appointment expires: 15 MAY 2021



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A

19-2543-MM

1. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Woodside 3, 4 & 5, recorded 7/27/2017 as Auditor's File No. 201707270026.

Above covenants, conditions and restrictions were amended and recorded 12/21/2017 as Auditor's File No. 201712210049.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by CH Creek, LLC, A Washington limited liability company, recorded 7/7/2016 as Auditor's File No. 201607270024.

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Woodside 3, 4 & 5, recorded 7/27/2017 as Auditor's File No. 201707270025.

Above covenants, conditions and restrictions were amended and recorded December 21, 2017 as Auditor's File No. 201712210049.

4. Easement, affecting a portion of subject property for the purpose of maintaining sanitary sewer service including terms and provisions thereof granted to City of Mount Vernon, a municipal corporation recorded November 3, 2015 as Auditor's File No. 201511030042

5. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 9, 2005 under Auditor's File No. 200512090118.

6. Terms and conditions of City of Mount Vernon Resolution No.901 and Development Agreement, recorded July 18, 2016 as Auditor's File No. 201607180127.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201602110007

7. Reservations, provisions and/or exceptions contained in instrument executed by CH Creek, LLC, recorded March 21, 2016 as Auditor's File No. 201603210161.

8. Terms and conditions of Mound Fill System Installation Conditional Agreement, recorded July 19, 1988 as Auditor's File No. 8807190009.

9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded October 14, 2015, as Auditor's File No. 201510140051.

10. Easement, affecting a portion of subject property for the purpose of ingress, egress and utility including terms and provisions thereof granted to John Thomas and Sandra Thomas, husband and wife recorded November 4, 1996 as Auditor's File No. 9611040097

11. Easement, affecting a portion of subject property for the purpose of emergency access and utilities including terms and provisions thereof granted to Cedar Heights, LLC, a Washington limited liability company recorded December 11, 2006 as Auditor's File No. 200612110207

Statutory Warranty Deed
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12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat #PL01-0579 recorded February 2, 2002 as Auditor's File No. 200202010016.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Regulatory notice/agreement regarding Variance that may include covenants, conditions and restrictions affecting the subject property, recorded April 18, 2001 as Auditor's File No. 200104180095.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

14. Agreement, affecting subject property, regarding Agreement and the terms and provisions thereof between Sea-Van Investments Association and John Thomas And Sandra Thomas, recorded May 3, 2000 as Auditor's File No. 200005030063.

15. Terms and conditions of On-Site Sewage Sysytem Status, recorded March 19, 1985 as Auditor's File No. 8503190025.

16. Terms and conditions of Special Use Permit #SP-84-016, recorded August 1, 1984 as Auditor's File No. 8408100036.

17. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Harod a Masonholder and Janet Masonholder, husband and wife recorded March 8, 1955 as Auditor's File No. 514230

18. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Woodside PUD Division 3, 4 & 5 recorded 12/21/2017 as Auditor's File No. 20171212210048.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

19. Easement, affecting a portion of subject property for the purpose of for the installation, replacing, repairing, maintaining Underground Utilities including terms and provisions thereof granted to Woodside 3,4 & 5, LLC, a Washington limited liability company recorded October 31, 2017 as Auditor's File No. 201710310143

20. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 15, 2017, as Auditor's File No. 201706150052.