

**When recorded return to:**  
Michael S Flanagan and Barbara L Flanagan  
2236 33rd Court  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-3304  
Aug 06 2019  
Amount Paid \$7489.90  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037476

**CHICAGO TITLE**  
**620037476**

**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 Michael S Flanagan and Barbara L Flanagan, a married couple

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

Lot 29, 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 the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P133883 / 6045-000-029-0000,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

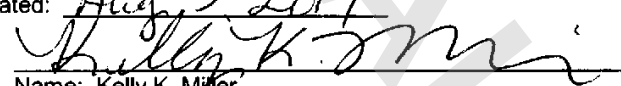
Dated: August 1, 2019

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: Aug 5 2019  
  
\_\_\_\_\_  
Name: Kelly K. Miller  
Notary Public in and for the State of WA  
Residing at: Mount Vernon, WA  
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 and recitals contained in the Deed as set forth below:

Grantor: State of Washington  
Recording No.: 67070

No determination has been made as to the current ownership or other matters affecting said reservations.

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 or

**EXHIBIT "A"**

Exceptions  
(continued)

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 No.: 201708250056

Recording No.: 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  
Recording Date: April 11, 2016  
Recording No.: 201604110121

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by the City of Mount Vernon.
13. Assessments, if any, levied by Pine Creek Estates Homeowners Association.

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED


The following is part of the Purchase and Sale Agreement dated February 13, 2019  
between Michael S Flanagan Barbara L Flanagan ("Buyer")  
Buyer Buyer  
and Pine Creek Estates LLC ("Seller")  
Seller Seller  
concerning 2236 33rd Court 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.

Authenti	02/13/2019		2/18/19
<u>Michael S Flanagan</u>	Date	Seller	Date
<small>Buyer 9:42:54 PM PST</small>			
Authenti	02/13/2019		
<u>Barbara L Flanagan</u>	Date	Seller	Date
<small>Buyer 9:49:56 PM PST</small>			