

When recorded return to:
Janice J. Wilder
2006 Creekside Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4228
Sep 30 2019
Amount Paid \$7036.00
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.: 620038591

CHICAGO TITLE
620038591

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Lou Holtgeerts, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Janice J. Wilder, an unmarried person

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

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

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

Lot(s): 10 CREEKSIDE VILLAGE PHASE I

Tax Parcel Number(s): P83773 / 4524-000-010-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 19, 2019

Mary Lou Holtgeerts

by *Stephen S Holtgeerts*
Mary Lou Holtgeerts, by Stephen S Holtgeerts, as Attorney in Fact

State of WASHINGTON
County of Sikagit

I certify that I know or have satisfactory evidence that Stephen S Holtgeerts is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Mary Lou Holtgeerts and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 27, 2019
Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P83773 / 4524-000-010-0007

LOT 10, "CREEKSIDE VILLAGE, PHASE 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 & 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 I:

Recording No: 8911300037

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: December 4, 1989
Auditor's No(s).: 8912040056, 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, October 25, 2006 and May 3, 2019
Auditor's No(s).: 9005080112, 9108150102, 200004170124, 200010040020, 200110040019, 200204160118, 200610250035 and 201905030063, 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: 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 activities occur or may occur in the area that may not be compatible with non-resource uses

EXHIBIT "B"

Exceptions
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Creekside Homeowner's Association.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Anacortes.