

**When recorded return to:**  
Eric Larsen and Erin Larsen  
2244 33rd Court  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-738  
Feb 28 2020  
Amount Paid \$6581.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037432

**CHICAGO TITLE**  
620037432

**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 Eric Larsen and Erin Larsen, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 30, 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): P133884/ 6045-000-030-0000

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 12, 2020

Pine Creek Estates, LLC  
Coast Pacific, Inc., Sole Member

BY: [Signature]  
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/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as President 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: 2-19-2020

[Signature]  
Name: Kelly K. Miller  
Notary Public in and for the State of WA  
Residing at: Mount Vernon  
My appointment expires: 9-9-2020



**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 Date: August 25, 2017 and September 20, 2017

Recording No.: 201708250056 and 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.

