

**When recorded return to:**  
Grant Earl Stone and Joyce Dunbar Stone  
52 Golf Estates Road  
Eastsound, WA 98245

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4039  
Oct 02 2020  
Amount Paid \$6965.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620043451

Escrow No.: 620043451

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Teri Jean Mellema, 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 Grant Earl Stone and Joyce Dunbar Stone, husband and wife

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

Lot 12, CREEKSIDE VILLAGE, PHASE I, 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.

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

Tax Parcel Number(s): P83775/ 4524-000-012-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 25, 2020

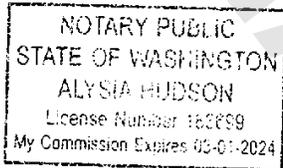
*Teri Jean Mellema*

Teri Jean Mellema

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Teri Jean Mellema is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10.01.2020



*Alysia Hudson*

Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires 03.01.2024

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
  - Recording Date: July 5, 1989
  - Recording No.: 8907050059
  - 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 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: December 4, 1989
  - Recording No.: 8912040056
  - Executed By: Creekside Village Development Co.

AMENDED by instrument(s):

  - Recording No.: 9005080112
  - Recording No.: 9108150102
  - Recording No.: 200004170124
  - Recording No.: 200010040020
  - Recording No.: 200110040019
  - Recording No.: 200204160118
  - Recording No.: 200610250035
  - Recording No.: 201905030063
  
4. Liens and charges as set forth in the above mentioned declaration,
  - Payable to: Creekside Village Development Co.
  
5. Liens and charges as set forth in the above mentioned declaration,

**EXHIBIT "A"**Exceptions  
(continued)

Payable to: Creekside Homeowners Association

6. 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."

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