

When recorded return to:  
David G Johnson and Sharon L Johnson  
4705 Woodside Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-581

Feb 10 2021

Amount Paid \$7044.20  
Skagit County Treasurer  
By Chelsea Stalcup, Deputy

CHICAGO TITLE

620046092

**PERSONAL REPRESENTATIVE DEED**  
**(Bargain and Sale Deed - RCW 64.04.040)**

THE GRANTOR(S)

MD

Robert Rossman as Personal Representative for the Estate of ~~Charles~~ Charles D. Sersen, deceased  
for and in consideration of

Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, bargains, sells, and conveys to

David G Johnson and Sharon L Johnson, a married couple

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

Lot 32, "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2", recorded July 27, 2016, under Skagit  
County Auditor's File No. 201607270025.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P133266,

Subject to:

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

Dated: February 2, 2021

Estate of Charles D. Sersen

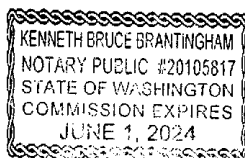
BY:

Robert Rossman PR  
Robert Rossman  
Personal Representative

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert Rossman 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 Personal Representative of  
Estate of Charles D. Sersen to be the free and voluntary act of such party for the uses and purposes  
mentioned in the instrument.

Dated: February 8, 2021



Kenneth Bruce Brantingham  
Name: Kenneth Bruce Brantingham  
Notary Public in and for the State of Washington  
Residing at: Bothell, WA  
My appointment expires: June 1, 2024

**EXHIBIT "A"**  
**EXCEPTIONS**

**Order No.:** RES70157243

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Harold A. Mason Holder and Janet Masonholder, husband and wife

Purpose: Ingress and egress

Recording Date: March 8, 1955

Recording No.: 514230

Terms and conditions of Special Use Permit No. SP-84-016

Recording Date: August 1, 1984

Recording No.: 8408100036

Notice of On-Site Sewage System Status and the terms and conditions thereof

Recording Date: March 19, 1985

Recording No.: 8503190025

Agreement and the terms and conditions thereof

Recording Date: May 3, 2000

Recording No.: 200005030063

Terms and conditions contained in Variance

Recording Date: April 18, 2001

Recording No.: 200104180095

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. PL01-0579:  
Recording No: 200202010016

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Mount Vernon

Purpose: Emergency Access, Storm Drainage Pond, Sanitary Sewer and other related purposes Recording Date: December 11, 2006

Recording No.: 200612110207

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John and Sandra Thomas, husband and wife

Purpose: Ingress, egress and utility

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

Recording Date: November 4, 1996  
Recording No.: 9611040097

Mound Fill System Installation Conditional Agreement and the terms and conditions thereof

Recording Date: July 19, 1988  
Recording No.: 8807190009

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, together with necessary appurtenances

Recording Date: October 14, 2015  
Recording No.: 201510140051

Affects: Portion of said premises

Resolution No. 901 Accepting Development Agreement including the terms, covenants and provisions thereof

Recording Date: July 18, 2016  
Recording No.: 201607180127

being a re-record of Recording No. 201602110007

Notice of Mitigation Areas and Easements for Native Growth Protection including the terms, covenants and provisions thereof

Recording Date: March 21, 2016  
Recording No.: 201603210161

Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: December 9, 2005  
Recording No.: 200512090118

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon

Purpose: Repairing, replacing, operating and maintaining sanitary sewer service and related utility facilities

Recording Date: November 3, 2015  
Recording No.: 201511030042

Affects: Portion of said premises

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

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 Final

Woodside PUD LU-07-009 (Final PUD Plan):

Recording No: 201607270024

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 Plat of

Woodside PUD Division 1 and 2:

Recording No: 201607270025

Covenants, conditions and restrictions 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: July 27, 2016

Recording No.: 201607270026

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2017

Recording No.: 201712210049

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2019

Recording No.: 201901280093

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2019

Recording No.: 201911040122

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

Agreement for Maintenance of Stormwater Pond During Construction Phases and the terms and conditions thereof:

Recording Date: July 27, 2016

Recording No.: 201607270027

**Restrictive Covenant (Regarding Eligible Adult Residents) including the terms, covenants and provisions thereof**

Recording Date: April 19, 2016

Recording No.: 201604190058

**Possible monetary amounts regarding School Impact Fees**

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.