

When recorded return to:

Kylie A. Kufeld and Joel Reitz
2300 33rd Court
Mount Vernon, WA 98273

GNW 21-11318

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brock Warren and Meghan Warren, a married couple, ,
for and in consideration of **ten dollars and other valuable consideration**
in hand paid, conveys, and warrants to Kylie A. Kufeld and Joel Reitz, a married couple
the following described real estate, situated in the County Skagit, State of Washington:

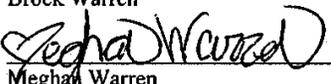
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 32, Pine Creek Estates, Phase 2

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P133886

Dated: 7/7/21

Brock Warren


Meghan Warren

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3126
Jul 09 2021
Amount Paid \$9126.40
Skagit County Treasurer
By Flora Cruz Deputy

Statutory Warranty Dccd
LPB 10-05

Order No.: 21-11318-TJ

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STATE OF Texas
COUNTY OF Lubbock

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

Dated: 7th day of July, 2021

Jill Leach
Signature



Admin. Asst.
Title

My appointment expires: 1-16-24

When recorded return to:

Kylie A. Kufeld and Joel Reitz
2300 33rd Court
Mount Vernon, WA 98273

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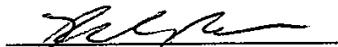
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Tax Parcel Number(s): P133886

Dated: 07 JUL 2021


Brock Warren

Meghan Warren

STATE OF Tennessee
COUNTY OF Shelby

Brock

I certify that I know or have satisfactory evidence that ~~Meghan~~ *Brock* Warren is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7 day of July, 2021

Theresa M. Ragland

Signature

Notary

Title

My appointment expires: *06/02/24*

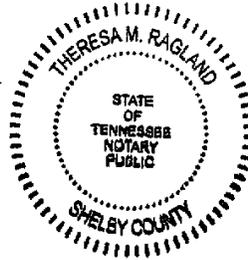


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2300 33rd Court, Mount Vernon, WA 98273
Tax Parcel Number(s): P133886

Property Description:

LOT 32, 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 SKAGIT COUNTY, WASHINGTON.

EXHIBIT B

21-11318-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following short plat named Short Plat No. MV 7-91 recorded May 7, 1991 as Auditor's File No. 9105070082 (Book 9 of Short Plats, Pages 357-358).
2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following short plat named 2218 Old Highway South Survey recorded September 25, 2008 as Auditor's File No. 200809250100.
3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following survey named BLA No. LU-10-024 recorded June 9, 2010 as Auditor's File No. 201006090035.
4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat named Pine Creek Estates Div. No. 1 recorded November 22, 2011 as Auditor's File No. 201112200087 (Volume 18 of Plats, Page 793).
5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Pine Creek Estates Phase 2 recorded September 20, 2017 as Auditor's File No. 201709200063.

See terms and conditions of Release of Easements recorded August 25, 2017 and September 20, 2017 as Auditor's File Nos. 201708250056 and 201709200062, respectively.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Pine Creek Estates, LLC, recorded August 22, 2017 as Auditor's File No. 201708220048.

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: West Trumpeter and the City of Mount Vernon

Recorded: October 16, 1989

Auditor's No. 8910160109

Purpose: Installing and maintaining a storm drainage system

8. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 11, 2016, as Auditor's File No. 201604110121.

Statutory Warranty Deed
LPB 10-05

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9. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 67070, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded February 28, 2018 as Auditor's File No. 201802280167.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.