

WHEN RECORDED RETURN TO:

Name: Laurie R Darrow and Donald S Darrow
Address: 2236 33rd Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3660

Aug 09 2021

Amount Paid \$9251.00

Skagit County Treasurer

By Heather Beauvais Deputy

Escrow Number: 795210RT

Filed for Record at Request of: *Rainier Title, LLC*

201121-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S), Michael S. Flanagan and Barbara L. Flanagan, a married couple for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Laurie R Darrow and Donald S Darrow, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Lot 29, "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 City of Mount Vernon, County of Skagit, State of Washington.

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 29, Pine Creek Est. Phase 2

Tax Parcel Number(s): 6045-000-029-0000/P133883

Dated: AUGUST 2, 2021

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed

Michael S. Flanagan
Michael S. Flanagan

Barbara L. Flanagan
Barbara L. Flanagan

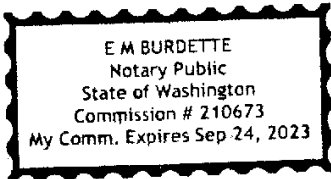
STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Michael S. Flanagan and Barbara L. Flanagan** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *AUGUST 4, 2021*



E M Burdette
Name: *E.M. Burdette*
Notary Public in the State of *Washington*
Residing in *Burlington WA*
My Commission Expires: *9.24.2023*

Exhibit A**Subject To:**

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Pine Creek Estates Phase 2
Recorded: September 20, 2017
Auditor's No.: 201709200063
 2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:
Recorded: August 22, 2017
Auditor's 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: August 22, 2017 Auditor's No.: 201708220048
 4. Reservations contained in deed from the State of Washington as 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.
 5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: West Trumpeter and the City of Mount Vernon
Purpose: Installing and maintaining a storm drainage system
Recorded: October 16, 1989
Auditor's No.: 8910160109
 6. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:
Plat/Short Plat: Short Plat No. MV-7-91
Recorded: May 7, 1991
Auditor's No.: 9105070082
- RELEASE OF EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:
Recorded: September 20, 2017
Auditor's Nos.: 201708250056 and 201709200062

7. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. LU08-022
Recorded: September 25, 2008
Auditor's File No.: 200809250100

RELEASE OF EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Recorded: September 20, 2017
Auditor's Nos.: 201709200062

8. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: October 6, 2010
Auditor's File No.: 201006090035

9. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Pine Creek, Division 1
Recorded: December 22, 2011
Auditor's File No.: 201112200087

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: See instrument for full particulars
Recorded: April 11, 2016
Auditor's No.: 201604110121

11. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on August 6, 2019 under Auditor's File No. 201908060052. Reference is made to said document for full particulars.

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Assessments, if any, due and owing Pine Creek Estates Homeowners Association.

End of Exhibit A