

**When recorded return to:**

Maryke J. Petruzzi  
915 Alpine View Drive  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

CHICAGO TITLE COMPANY  
620049198

Escrow No.: 620049198

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cheryl Hyde, 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 Maryke J. Petruzzi, an unmarried person

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

LOT 71, PLAT OF WOODSIDE PUD DIVISIONS 6 & 7, RECORDED ON JANUARY 28, 2019,  
UNDER RECORDING NO. 201901280092, 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): P134553 / 6059-000-071-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5008

Oct 29 2021

Amount Paid \$10675.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 20, 2021

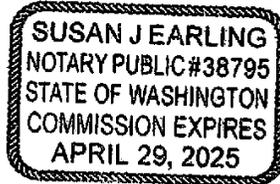
*C Cheryl Hyde*  
Cheryl Hyde

State of WASHINGTON  
County of ~~SKAGIT~~ *SNOHOMISH* *AG*

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

Dated: OCTOBER 22, 2021

*Susan J Earling*  
Name: SUSAN J. EARLING  
Notary Public in and for the State of WA  
Residing at: EDMONDS  
My appointment expires: 4.29.2025



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:	Harold A. Masonholder and Janet Mason holder, husband and wife
Purpose:	Ingress and Egress
Recording Date:	March 8, 1955
Recording No.:	514230
Affects:	Existing Roadway (exact location not disclosed on record)
2. Terms and Conditions of Special Use Permit No. SP-84-016, as disclosed by instrument recorded August 10, 1984, under Recording No. 8408100036.
3. Notice of On-Site Sewage System Status and the Terms and Conditions thereof:  

Recording Date:	March 19, 1985
Recording No.:	8503190025
4. Terms and Conditions of that certain Mound Fill System Installation Conditional Agreement recorded July 19, 1988 under Recording No. 8807190009.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:	John and Sandra Thomas, husband and wife
Purpose:	Ingress, Egress and Utility
Recording Date:	November 4, 1996
Recording No.:	9611040097
Affects:	The West 60.00 feet of the East 170.00 feet
6. Agreement and the terms and conditions thereof;  

Between:	Sea-Van Investments Assoc.
And:	John and Sandra Thomas
Dated Date:	October 15, 1991
Recording Date:	May 3, 2000
Recording No.:	200005030063
Regarding:	A road connection from the proposed Sea-Van project to Division Street
7. Terms and Conditions contained in Variance:  

Recording Date:	April 18, 2001
Recording No.:	200104180095
Regarding:	Allow the creation of Lots exceeding the maximum lot size in an urban growth area

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

8. 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 Short Plat No. PL01-0579:

Recording No: 200202010016

9. 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: December 9, 2005

Recording No.: 200512090118

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mount Vernon, a municipal corporation

Purpose: A non-exclusive easement for emergency access and utilities. For storm drainage pond and sanitary sewer (and the maintenance thereof), utility easement

Recording Date: December 11, 2006

Recording No.: 200612110207

Affects: A 20.00 foot wide Emergency Access Easement, a portion of Lot 2, Short Plat No. PL-01-0579.

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mount Vernon, a municipal corporation

Purpose: For storm drainage pond and sanitary sewer (and the maintenance thereof), utility easement

Recording Date: December 11, 2006

Recording No.: 200612110207

Affects: Parcel "B"

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission,

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

distribution and sale of gas and electricity. Such systems may include, but are not limited to underground facilities and overhead facilities.

Recording Date: October 14, 2015

Recording No.: 201510140051

Affects: Easement No. 1: All streets, road rights-of-way and alleys (both private and public) as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.) Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of said streets, road rights-of-way and alleys. Easement No. 3: That portion of property within the above described parcel being a strip of land 10 feet wide lying parallel with and coincident to the Southerly margin of East Division Street.

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Mount Vernon, a municipal corporation

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

Recording Date: November 3, 2015

Recording No.: 201511030042

Affects: See document for full particulars

NOTE: At such time a public street right-of-way is dedicated to the City of Mount Vernon within the easement area described on Exhibit "C" attached hereto, said described easement shall terminate.

14. Agreement and the terms and conditions thereof;

Between: City of Mount Vernon, a municipal corporation

And: CH Creek LLC, a limited liability corporation

Recording Date: July 18, 2016

Recording No.: 201607180127

Regarding: See instrument for full particulars

Said document being a re-recording of instrument recorded on February 11, 2016 under Recording No. 201602110007.

15. Notice of Mitigation Areas - Woodside P.U.D. and the terms and conditions thereof:

Recording Date: March 21, 2016

Recording No.: 201603210161

16. 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,

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

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: April 19, 2016  
Recording No.: 201604190058

17. 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 the Plat of Final Woodside PUD LU-07-009:

Recording No: 201607270024

18. 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 the Plat of Woodside PUD Divisions 1 and 2:

Recording No: 201607270025

19. 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: 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

**EXHIBIT "A"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2019  
Recording No.: 201911040122

20. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Woodside PUD Community Association  
Recording Date: July 27, 2016  
Recording No.: 201607270026

21. Agreement for Maintenance of Storm Pond, and the terms and conditions thereof:

Recording Date: July 27, 2016  
Recording No.: 201607270027

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: 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.  
Recording Date: June 15, 2017  
Recording No.: 201706150052  
Affects: Portions of Tracts T, U & V, Woodside PUD Divs. 1 & 2

23. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Woodside 3, 4 & 5, LLC  
Purpose: Utilities  
Recording Date: October 31, 2017  
Recording No.: 201710310143  
Affects: Portion Tracts E and T, Woodside 1 & 2, to benefit future Lots 126 through 131, inclusive, Woodside 3, 4 & 5

24. 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

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

Woodside PUD Divisions 3, 4 & 5 PL-17-124:

Recording No: 201712210048

25. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: 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.  
 Recording Date: April 4, 2018  
 Recording No.: 201804040056  
 Affects: Portion of Parcel B
26. 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 Divisions 6 & 7:
- Recording No: 201901280092
27. Maintenance Easement and the terms and conditions thereof:
- Purpose: A tiered rock wall  
 Recording Date: January 29, 2019  
 Recording No.: 201901280094  
 Area Affected: Lot 78, Woodside PUD Divisions 1 & 2 and portions of Parcel B
28. 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 the Plat of Woodside PUD Divisions 8 & 9:
- Recording No: 201911040121
29. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
30. Assessments, if any, levied by Mount Vernon.