

**When recorded return to:**

Donald W. Thomas and Janice J. Thomas  
140 S 47th Street  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title Company  
620050828

Escrow No.: 245448788

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jodi L. Paine, as her separate estate, and as surviving spouse of Robert J Jaap, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to Donald W. Thomas and Janice J. Thomas, a married couple

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

LOT 115, "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2", RECORDED JULY 27, 2016,  
UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607270025.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P133308, 6038-000-115-000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221464

Apr 08 2022

Amount Paid \$10319.00  
Skagit County Treasurer  
By Lena Thompson Deputy

# STATUTORY WARRANTY DEED (continued)

Dated: March 18, 2022

Jodi L. Paine  
Jodi L. Paine

State of ~~WASHINGTON~~ California  
County of ~~SKAGIT~~ Riverside

I certify that I know or have satisfactory evidence that Jodi L. Paine 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: 03/22/2022

Rosalinda Meza  
Name: Rosalinda Meza Perez  
Notary Public in and for the State of CA  
Residing at: Riverside County  
My appointment expires: 02/27/2024



**SPECIAL EXCEPTIONS:**

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, encroachments, 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

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  
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.: 88087190009

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 rerecord 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

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Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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, encroachments, 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

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

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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.

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