

When recorded return to:
Dorothy Diane Mowry and Gary Lee Mowry
4812 South 48th Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title Company
620050920

Escrow No.: 620050920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl T. Klepe, Jr., 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 Dorothy Diane Mowry and Gary Lee Mowry, a married couple

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

LOT 24, PLAT OF WOODSIDE PUD DIVISIONS 3, 4 AND 5, RECORDED ON DECEMBER 21,
2017, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201712210048.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134057 / 6048-000-024-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

*WAT
20 CTR*
Dated: April 19, 2022

Carl T. Kiepe Jr.

Carl T. Kiepe, Jr.

State of Nevada
County of Clark

This record was acknowledged before me on 04/20/2022 by
Carl T. Kiepe, Jr.
Karen Ann Treat
(Signature of notary public)

Notary Public in and for the State of Nevada
Residing at: 831 Crescent Moon Dr., Las Vegas, NV 89034
My commission expires: Ret 06/28/2024 06/28/2024

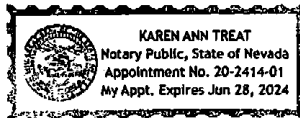


EXHIBIT "A"
Exceptions

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 Masonholder, husband and wife
Purpose: Ingress and Egress
Recording Date: March 8, 1955
Recording No.: 514230
Affects: Existing Roadway (exact location not disclosed on the record)

2. The Terms, Conditions and Restrictions of Special Use Request, SP-84-016:

Recording Date: August 10, 1984
Recording No.: 8408100036

3. Notice of On-Site Sewage System status and the Terms and Conditions thereof:

Between: Skagit County
And: John G. Thomas
Recording Date: March 19, 1985
Recording No.: 8503190025

4. The Terms, Conditions and Restrictions as disclosed in "Mound Fill System Installation Conditional Agreement":

Recording Date: July 19, 1988
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:

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":

Variance No.: VA 00 0837

EXHIBIT "A"

Exceptions
(continued)

Recording Date: April 18, 2001
Recording No.: 200104180095
Regarding: Allow the creation of Lots exceeding the maximum lot size in and urban growth area, at 845 Burlingame Road

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

As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. The boundary adjustment is not for the purposes of creating an additional building lot.

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 of the State of Washington

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: Puget Sound Energy, inc., a Washington corporation

Purpose: Utilities

EXHIBIT "A"

Exceptions
(continued)

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

12. 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: Sanitary Sewer
Recording Date: November 3, 2015
Recording No.: 201511030042
Affects: Portion of said premises

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.

13. The Terms, Conditions and Reservations as disclosed in "City of Mount Vernon Resolution No. 901 and Development Agreement":

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

Said document is a re-recording of Recording No. 201602110007.

14. Notice of Mitigation Areas and Easement for Native growth Protection, and the Terms and Conditions thereof:

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

15. 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: April 19, 2016
Recording No.: 201604190058

16. 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

EXHIBIT "A"

Exceptions
(continued)

law, as set forth on Final Woodside PUD LU-07-009:

Recording No: 201607270024

17. 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 Divisions 1 and 2:

Recording No: 201607270025

18. 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

19. 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

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

20. Agreement for Maintenance of Storm Pond (During Construction Phases), and the terms and conditions thereof:

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

21. 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

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

Granted to: Woodside 3,4, & 5, LLC, a Washington Limited Liability Company
Purpose: Underground utilities
Recording Date: October 31, 2017
Recording No.: 201710310143
Affects: Portion of said premises

23. 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 the Plat of Woodside PUD Divisions 3, 4 & 5, PL-17-124:

Recording No: 201712210048

24. 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 the Plat of Woodside PUD Divisions 8 & 9:

Recording No: 201911040121

EXHIBIT "A"

Exceptions
(continued)

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