

POOR ORIGINAL

When recorded return to:

Pauleen B. Barstad
1211 Northwest 90th Street
Seattle, WA 98117

GNW 22-15935

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan D. Sondheim and Janis A. Sondheim, husband and wife, 540 Northeast Landon Road, Belfair, WA 98528,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Pauleen B. Barstad, a widow

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 76, Woodside PUD Div. 6 & 7

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): P134558

Dated: June 10, 2022

Bryan D. Sondheim
Bryan D. Sondheim

Janis A. Sondheim
Janis A. Sondheim

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222513

Jun 17 2022

Amount Paid \$12027.80

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15935-KH

Page 1 of 6

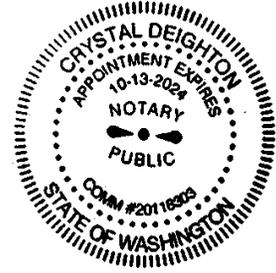
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of June, 2022 by Bryan D. Sondheim and Janis A. Sondheim.

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 819 Alpine View Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P134558

Property Description:

Lot 76. "PLAT OF WOODSIDE PUD DIVISIONS 6 & 7", recorded on January 28, 2019, under Skagit County Auditor's File No. 201901280092, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15935-KH

Page 3 of 6

EXHIBIT B

22-15935-KH

10. Easement, affecting a portion of subject property for the purpose of Existing roadway (exact location not disclosed on the record) including terms and provisions thereof granted to Harold A. Masonholder and Janet Masonholder, husband and wife recorded March 8, 1955 as Auditor's File No. 514230
11. Terms and conditions of Special use Permit No. SP-84-016, recorded August 10, 1984 as Auditor's File No. 8408100036 (Affects Lot 1 of Short Plat).
12. NOTICE OF ON-SITE SEWAGE SYSTEM STATUS AND THE TERMS AND CONDITIONS THEREOF:
Between: Skagit County
And: John G. Thomas
Recorded: March 19, 1985
Auditor's File No. 8503190025
13. Agreement, affecting subject property, regarding A road connection from the proposed Sea-Van project to Division Street and the terms and provisions thereof between Sea-Van Investments Assoc. and John and Sandra Thomas, recorded May 3, 2000 as Auditor's File No. 200005030063.
14. Terms and conditions of Variance, recorded April 18, 2001 as Auditor's File No. 200104180095.
15. 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 Short Plat No. PL01-0579 recorded February 1, 2002 as Auditor's File No. 200202010016.
16. Easement, affecting a portion of subject property for the purpose of A non-exclusive easement for emergency access and utilities. For storm drainage pond and sanitary sewer (and the maintenance thereof), utility easement including terms and provisions thereof granted to City of Mount Vernon, a municipal corporation of the State of Washington recorded December 11, 2006 as Auditor's File No. 200612110207
17. Terms and conditions of Mound Fill System Installation Conditional Agreement, recorded July 19, 1988 as Auditor's File No. 8807190009.
18. Easement, affecting a portion of subject property for the purpose of ingress, egress and utility including terms and provisions thereof granted to John Thomas and Sandra Thomas, husband and wife recorded November 4, 1996 as Auditor's File No. 199611040097.
19. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 9, 2005 under Auditor's File No. 200512090118.
20. Easement, affecting a portion of subject property for the purpose of maintaining sanitary sewer service including terms and provisions thereof granted to City of Mount Vernon, a municipal corporation recorded November 3, 2015 as Auditor's File No. 201511030042.
21. 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 October 14, 2015, as Auditor's File No. 201510140051.
22. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIVE

Statutory Warranty Deed
LPB 10-05

COVENANT (REGARDING ELIGIBLE ADULT RESIDENTS):

Declaration Dated: April 19, 2016

Recorded: April 19, 2016

Auditor's No.: 201604190058

Executed By: CH Creek, LLC, a Washington limited liability company

23. Terms and conditions of City of Mount Vernon Resolution No.901 and Development Agreement, recorded July 18, 2016 as Auditor's File No. 201607180127.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201602110007.

24. Reservations, provisions and/or exceptions contained in instrument executed by CH Creek, LLC, recorded March 21, 2016 as Auditor's File No. 201603210161.

25. 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 Final Woodside PUD LU-07-009 recorded July 27, 2016 as Auditor's File No. 201607270024.

26. 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 Woodside PUD Divisions 1 and 2 recorded July 27, 2016 as Auditor's File No. 201607270025.

27. 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 June 15, 2017, as Auditor's File No. 201706150052.

28. Easement, affecting a portion of subject property for the purpose of Utility easement including terms and provisions thereof granted to Woodside 3, 4 & 5, LLC recorded October 31, 2017 as Auditor's File No. 201710310143

29. 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 4, 2018, as Auditor's File No. 201804040056.

30. 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 Woodside PUD Divisions 6 & 7 recorded January 28, 2019 as Auditor's File No. 201901280092.

31. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Kendra Decker, Manager, recorded July 27, 2016 as Auditor's File No. 201607270026.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

32. Maintenance Easement, affecting a portion of subject property for the purpose of A tiered rock wall

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15935-KH

Page 5 of 6

including terms and provisions thereof granted to Lot 78 of Woodside PUD Divisions 1 and 2 and portions of Parcel B recorded January 28, 2019 as Auditor's File No. 20190128009

Order No.: 22-15935-KH

Statutory Warranty Deed
LPB 10-05

Page 6 of 6