

**When recorded return to:**  
Lucinda Hudson and Judy Barton  
22978 Methow Court  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052849

**CHICAGO TITLE**  
620052849

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad Moe and Merika Moe, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Lucinda Jane Hudson and Caitlin Koch, a married couple

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

LOT 14, PLAT OF CREEKSIDE MEADOWS, AS RECORDED FEBRUARY 9, 2010 UNDER  
AUDITOR'S FILE NO. 201002090002, 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): P130057 / 4991-000-014-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224432

Oct 31 2022

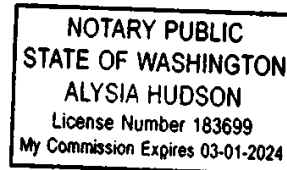
Amount Paid \$16015.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 25, 2022

Chad Moe  
Chad MoeMerika Moe  
Merika MoeState of WashingtonCounty of SkagitThis record was acknowledged before me on October 31, 2022 by Chad Moe and Merika Moe.Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 03/01/2024

## EXHIBIT "A"

### Exceptions

1. Agreement and the terms and conditions thereof:

Recording Date: May 24, 1917  
 Recording No.: 119184  
 Regarding: Dedication of property as public highway

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

In favor of: Harold Gribble, et ux, et al  
 Purpose: To enter upon and clear out obstructions in the bed, and lower the bed of Nookachamps Creek  
 Recording Date: October 18, 1956  
 Recording No.: 543073  
 Affects: Portion of subject property

3. 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. 89-79:

Recording No: 7912190032

Said matters include but are not limited to the following:

Lot 1 will be served by an individual well. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells, and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zones.

Water – Existing well for Lot 1 only; Lot 2 – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat and the buyer should inquire and investigate as to availability of said water.

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

In favor of: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: June 16, 1987  
 Recording No.: 8706160048

**EXHIBIT "A"**

Exceptions  
(continued)

Affects: Portion of said premises

5. Notice of Moratorium on Non-Forestry Use of Land and the terms and conditions thereof:  
 Recording Date: May 28, 2002  
 Recording No.: 200205280264
6. Waiver of Six Year Development Moratorium and the terms and conditions thereof:  
 Recording Date: January 4, 2007  
 Recording No.: 200701040111
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Puget Sound Energy, Inc., a Washington corporation  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: August 18, 2008  
 Recording No.: 200808180094  
 Affects: Portion of said premises
8. 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 Creekside Meadows:  
 Recording No: 201002090002
9. Plat Lot of Record Certification and the terms and conditions thereof:  
 Recording Date: February 9, 2010  
 Recording No.: 201002090003
10. Protected Critical Area Easement (PCA) and the terms and conditions thereof:  
 Recording Date: February 9, 2010  
 Recording No.: 201002090004
11. 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

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

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: February 9, 2010  
Recording No.: 201002090005

12. 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: Creekside Meadows Homeowners Association, its successors and assigns  
Recording Date: February 9, 2010  
Recording No.: 201002090005

13. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. 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."

16. City, county or local improvement district assessments, if any.