

**When recorded return to:**

Thomas W. Ferguson and Dawn R. Greene  
3047 Pine Creek Drive  
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20235970

**Mar 30 2023**

Amount Paid \$9695.50

Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620053727

Escrow No.: 620053727

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sammy Benavidez and Hannah R. Benavidez who acquired title as Hannah R. Neiderman, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Thomas W. Ferguson and Dawn R. Greene, a married couple

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

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

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

LT 6, PLAT OF PINE CREEK, DIV 1

Tax Parcel Number(s): P131014 / 6005-000-000-0006

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

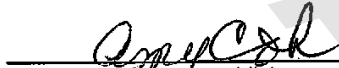
Dated: 29 MAR 23



Sammy Benavidez



Hannah R. Benavidez

State of Washington  
County of KingThis record was acknowledged before me on 3/29/23 by Hannah R. Benavidez and Sammy Benavidez.

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 9-9-25

NOTARY PUBLIC  
STATE OF WASHINGTON  
AMY COHEN  
MY COMMISSION EXPIRES  
SEPTEMBER 9, 2025  
COMMISSION NO. 37451

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P131014 / 6005-000-000-0006**

LOT 6, PLAT OF PINE CREEK, DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED  
DECEMBER 20, 2011, UNDER AUDITOR'S FILE NO. 201112200087, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****Exceptions**

1. Reservations and exceptions contained in the deed

Grantor: Northern Pacific Railroad Company  
 Recording No.: 67070

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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 Survey:

Recording No: 8806230065

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

Granted to: West Trumpeter and the City of Mount Vernon  
 Purpose: Installing and maintaining a storm drainage system  
 Recording Date: October 16, 1989  
 Recording No.: 8910160109  
 Affects: Portion of said premises

4. 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 City of Mount Vernon Short Plat No. MV 7-91:

Recording No: 9105070082

5. 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 "B"****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: June 10, 2008  
Recording No.: 200806100145

6. 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 Mount Vernon Schools Short Plat No. LU08-022:

Recording No: 200809250100

7. 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 Boundary Line Adjustment No. LU 10-024:

Recording No: 201006090035

8. 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  
Recording Date: September 7, 2010  
Recording No.: 201009070287  
Affects: Portion of said premises

9. 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: December 20, 2011  
Recording No.: 201112200086

**EXHIBIT "B"****Exceptions  
(continued)**

10. 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: Pine Creek Estates Homeowner's Association, a Washington nonprofit corporation, its successors and assigns  
 Recording Date: December 20, 2011  
 Recording No.: 201112200086
11. 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 Pine Creek Division 1:
- Recording No: 201112200087
12. 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  
 Recording Date: September 7, 2010  
 Recording No.: 201009070287  
 Affects: Portion of said premises and other property
13. 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: August 22, 2017  
 Recording No.: 201708220048
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

**EXHIBIT "B"**Exceptions  
(continued)

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. Assessments, if any, levied by Mt Vernon.
17. Assessments, if any, levied by Pine Creek Estate Homeowners Association.
18. Assessments, if any, levied by Pine Creek Estates, LLC.
19. City, county or local improvement district assessments, if any.
20. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$480,810.00
Dated:	October 27, 2020
Trustor/Grantor:	Sammy Benavidez and Hannah R. Neiderman, husband and wife
Trustee:	Chicago Title Insurance Company
Beneficiary:	Mortgage Electronic Registration Systems, Inc., solely as nominee for
	Mortgage Research Center, LLC dba Veterans United Home Loans
Loan No:	400220103049558
Recording Date:	October 28, 2020
Recording No.:	202010280185