

**AFTER RECORDING MAIL TO:**  
Maureen Erin Wilbur  
933 Alpine View Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236286  
Apr 28 2023  
Amount Paid \$10185.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of  
Guardian Escrow, Inc.  
Escrow Number: 2320118LD

**Statutory Warranty Deed**

208714-LT

THE GRANTOR Marilyn J. Chisholm, an unmarried person or and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

Maureen Erin Wilbur, an unmarried woman

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

Lot 68, "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 County of Skagit, State of Washington.

Assessor's Tax Parcel Number(s): 6059-000-068-0000 / P134550

SUBJECT TO: See Exhibit "A" attached hereto and made a part hereof.

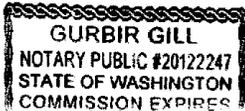
See Exhibit "B" attached hereto and made a part hereof for Right to Manage Natural Resource Lands Disclosure

Dated 4/19/23

Marilyn J. Chisholm  
Marilyn J. Chisholm

STATE OF Washington }  
COUNTY OF Snohomish } SS:

This record was acknowledged before me on 04-19-2023 by Marilyn J. Chisholm.



Gur  
Notary Public in and for the State of Washington  
My appointment expires: 04 Nov 2024

Gurbir Gill

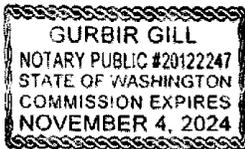


Exhibit "A"

SUBJECT TO:

2<sup>nd</sup> half 2023 Real Property Taxes not yet due.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Harold A. Masonholder and Janet Masonholder, husband and wife Purpose: Ingress and egress Area Affected: Existing roadway (exact location not disclosed on the record) Dated: December 31, 1954 Recorded: March 8, 1955 Auditor's No.: 514230

Terms and conditions of Special Use Permit No. SP-84-016, as disclosed by instrument recorded August 10, 1984, under Auditor's File No. 8408100036 . (Affects Lot 1 of Short Plat)

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 No.: 8503190025

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: Between: Sea-Van Investments Assoc. And: John and Sandra Thomas Dated: October 15, 1991 Recorded: May 3, 2000 Auditor's No.: 200005030063 Regarding: A road connection from the proposed Sea-Van project to Division Street

TERMS AND CONDITIONS CONTAINED IN VARIANCE: Variance No.: VA 00 0837 Recorded: April 18, 2001 Auditor's No.: 200104180095 Regarding: Allow the creation of Lots exceeding the maximum lot size in an Urban Growth Area, at 845 Burlingame Road

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS: Plat/Short Plat: Short Plat No. PL01-0579 Recorded: February 1, 2002 Auditor's No.: 200202010016

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: 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 Area Affected: A 20.00 foot wide Emergency Access Easement, a portion of Lot 2, Short Plat No. PL-01-0579. Dated: December 11, 2006 Recorded: December 11, 2006 Auditor's No.: 200612110207

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Energy, Inc., a Washington corporation Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of gas and electricity. Such systems may include, but are not limited to underground facilities and overhead facilities. Area Affected: Easement No. 1: All streets, road rights-of-way and alleys (both private and public) as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.) Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of said streets, road rights-of-way and alleys. Easement No. 3: That portion of property within the above described parcel being a strip of land 10 feet wide lying parallel with and coincident to the Southerly margin of East Division Street. Dated: October 6, 2015 Recorded: October 14, 2015 Auditor's No.: 201510140051

RESOLUTION NO. 901 ACCEPTING DEVELOPMENT AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: Between: City of Mount Vernon, a municipal corporation of Washington State And: CH Creek LLC, a limited liability corporation of Washington State Dated and Approved: December 28, 2015 Recorded: July 18, 2016 Auditor's No.: 201607180127 Said document being a rerecord of that instrument recorded on February 11, 2016 under Auditor's File No. 201602110007 .

NOTICE OF MITIGATION AREAS AND EASEMENTS FOR NATIVE GROWTH PROTECTION, AND THE TERMS AND CONDITIONS THEREOF: By: CH Creek, LLC Dated: March 21, 2016 Recorded: March 21, 2016 Auditor's No.: 201603210161

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIVE 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

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: John and Sandra Thomas, husband and wife Purpose: Ingress, egress and utility Area Affected: The West 60.00 feet of the East 170.00 feet Dated: October 31, 1996 Recorded: November 4, 1996 Auditor's No.: 9611040097

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:** Grantee: City of Mount Vernon, a municipal corporation of the State of Washington Purpose: For storm drainage pond and sanitary sewer (and the maintenance thereof), utility easement Area Affected: Parcel "B" Dated: December 11, 2006 Recorded: December 11, 2006 Auditor's No.: 200612110207

Terms and conditions of that certain Mound Fill System Installation Conditional Agreement recorded July 19, 1988, under Auditor's File No. 8807190009 .

**COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:** Recorded: December 9, 2005 Auditor's File No.: 200512090118 As follows: "The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

**SANITARY SEWER EASEMENT AND THE TERMS AND CONDITIONS THEREOF:** Grantee: City of Mount Vernon, a municipal corporation Purpose: Repairing, replacing, operating, and maintaining sanitary sewer service and related utility facilities Area Affected: See document for full particulars Dated: October 30, 2015 Recorded: November 3, 2015 Auditor's No.: 201511030042 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.

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:** Plat/Short Plat: Final Woodside PUD LU-07-009 (Final PUD Plan) Recorded: July 27, 2016 Auditor's No.: 201607270024

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:** Plat/Short Plat: Plat of Woodside PUD Division 1 and 2 Recorded: July 27, 2016 Auditor's No.: 201607270025

**COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:** Declaration Dated: July 27, 2016 Recorded: July 27, 2016 Auditor's No.: 201607270026 Executed By: Kendra Decker, Manager Said document was amended by the following Auditor's File Nos.: 201712210049 , 201901280093 and 201911040122

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:** Grantee: 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. Area Affected: Portions of Tracts T, U & V, Woodside PUD Divs. 1 & 2 Recorded: June 15, 2017 Auditor's No.: 201706150052

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:** Grantee: Woodside 3, 4 & 5, LLC Purpose: Utility easement Area Affected: Portion Tracts E and T, Woodside 1 & 2, to benefit future Lots 126 through 131, inclusive, Woodside 3, 4 & 5 Dated: October 31, 2017 Recorded: October 31, 2017 Auditor's No.: 201710310143

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:** Grantee: 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. Area Affected: Portion of Parcel B Recorded: April 4, 2018 Auditor's No.: 201804040056

**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:** Plat/Short Plat: Plat of Woodside PUD Divisions 6 & 7 Recorded: January 28, 2019 Auditor's No.: 201901280092 24. **MAINTENANCE EASEMENT AND THE TERMS AND CONDITIONS THEREOF:** Purpose: A tiered rock wall Area Affected: Lot 78 of Woodside PUD Divisions 1 and 2 and portions of Parcel B Recorded: January 29, 2019 Auditor's No.: 201901280094

Assessments, if any, due and owing Woodside PUD Community Association

Exhibit "B"

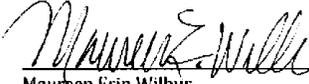
Right to Manage Natural Resource Lands Disclosure

Buyer is aware that the property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38.030(2), 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.

 4.24.23  
Maurten Erin Wilbur Date