

202305080068

05/08/2023 11:57 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Mr. and Mrs. Timothy Bennett
2236 33rd Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236411
May 08 2023
Amount Paid \$10630.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 001660-LR

CHICAGO TITLE COMPANY
620053975

Statutory Warranty Deed

THE GRANTORS Laurie R. Darrow and Donald S. Darrow, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jodine R. Bennett and Timothy Bennett, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
LT 29, PINE CREEK ESTATES PH 2

Tax Parcel Number(s): P133883/6045-000-029-0000

LOT 29, "PINE CREEK ESTATES PHASE 2," ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 20, 2017, UNDER AUDITOR'S FILE NO. 201709200063, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

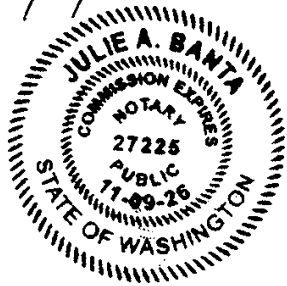
Dated 5-5-23
Laurie R. Darrow
Laurie R. Darrow

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **Laurie R. Darrow**

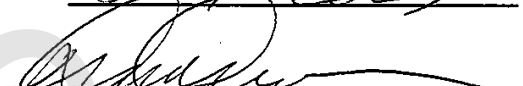
are the persons who appeared before me, and said persons acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 5/5/2023



Julie A. Banta
Notary Public in and for the State of Washington
Residing at Boswell
My appointment expires 11-09-2026

Dated 5-4-2023

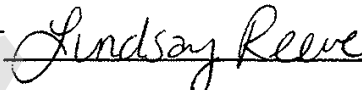

Donald S. Darrow

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Donald S. Darrow

are the persons who appeared before me, and said persons acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 5-4-2023


Notary Public in and for the State of Washington
Residing at Bothell
My appointment expires: 10-14-2025

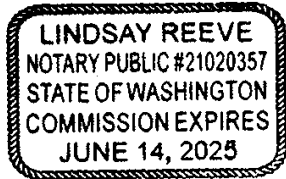


EXHIBIT "A"**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS
AND/OR EASEMENTS**

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 Estates Phase 2: Recording No: 201709200063

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

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
Imposed by: Pine Creek Estates Homeowners Association
Recording Date: August 22, 2017
Recording No.: 201708220048

Reservations and recitals contained in the Deed as set forth below:
Grantor: State of Washington
Recording No.: 67070

No determination has been made as to the current ownership or other matters affecting said reservations.

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

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
Release of Easements, including the terms, covenants and provisions thereof;
Recording No.: 201708250056
Recording No.: 201709200062

EXHIBIT "A"**RIGHTS, RESERVATIONS, RESTRICTIONS, AGREEMENT, CONVENANTS
AND/OR EASEMENTS**

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. LU08-022: Recording No: 200809250100

Release of Easements, including the terms, covenants and provisions thereof;

Recording Date: September 20, 2017

Recording No.: 201709200062

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 B.L.A. No. LU 10-024: Recording No: 201006090035

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 Pine Creek Division 1: Recording No: 201112200087

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

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line

Recording Date: April 11, 2016

Recording No.: 201604110121

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

Assessments, if any, levied by Pine Creek Estates Homeowners Association.

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