

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236602

May 23 2023

Amount Paid \$11253.00

Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Susanne Danitschek
955 South 49th Street
Mount Vernon, WA 98274

**CHICAGO TITLE COMPANY
620053900**

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620053900

STATUTORY WARRANTY DEED

THE GRANTOR(S) Calvin Rex Welsh, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Susanne Danitschek, an unmarried person

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

LOT 162, "PLAT OF WOODSIDE PUD DIVISIONS 8 AND 9", RECORDED ON NOVEMBER 4,
2019, UNDER SKAGIT COUNTY AUDITOR'S FILE NO.201911040121, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

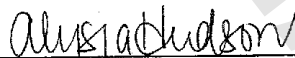
Tax Parcel Number(s): P135020 / 6070-000-162-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 17, 2023


Calvin Rex WelshState of WashingtonCounty of SkagitThis record was acknowledged before me on MAY 22, 2023 by Calvin Rex Welsh.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"

Exceptions

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

Granted to: Harold A. Mason Holder and Janet Masonholder, husband and wife
Purpose: Ingress and egress
Recording Date: March 8, 1955
Recording No.: 514230
2. Terms and conditions of Special Use Permit No. SP-84-016

Recording Date: August 1, 1984
Recording No.: 8408100036
3. Notice of On-Site Sewage System Status and the terms and conditions thereof

Recording Date: March 19, 1985
Recording No.: 8503190025
4. Agreement and the terms and conditions thereof

Recording Date: May 3, 2000
Recording No.: 200005030063
5. Terms and conditions contained in Variance

Recording Date: April 18, 2001
Recording No.: 200104180095
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 SHORT PLAT NO. PL01-0579:

Recording No: 200202010016
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Emergency Access, Storm Drainage Pond, Sanitary Sewer and other related purposes

EXHIBIT "A"

Exceptions
(continued)

- Recording Date: December 11, 2006
Recording No.: 200612110207
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: John and Sandra Thomas, husband and wife
Purpose: Ingress, egress and utility
Recording Date: November 4, 1996
Recording No.: 9611040097
9. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof
- Recording Date: July 19, 1988
Recording No.: 88087190009
10. 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, together with necessary appurtenances
Recording Date: October 14, 2015
Recording No.: 201510140051
Affects: Portion of said premises
11. Resolution No. 901 Accepting Development Agreement including the terms, covenants and provisions thereof
- Recording Date: July 18, 2016
Recording No.: 201607180127 being a rerecord of Recording No.: 201602110007
12. Notice of Mitigation Areas and Easements for Native Growth Protection including the terms, covenants and provisions thereof
- Recording Date: March 21, 2016
Recording No.: 201603210161
13. Restrictive Covenant (Regarding Eligible Adult Residents) including the terms, covenants and provisions thereof
- Recording Date: April 19, 2016
Recording No.: 201604190058

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

Possible monetary amounts regarding School Impact Fees

14. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: December 9, 2005
Recording No.: 200512090118
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Repairing, replacing, operating and maintaining sanitary sewer service and related utility facilities
Recording Date: November 3, 2015
Recording No.: 201511030042
Affects: Portion of said premises
16. 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 Final Woodside PUD LU-07-009 (Final PUD Plan):

Recording No: 201607270024
17. 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 Plat of Woodside PUD Division 1 and 2:

Recording No: 201607270025
18. 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, 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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: July 27, 2016
Recording No.: 201607270026

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2017
Recording No.: 201712210049

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2019
Recording No.: 201901280093

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2019
Recording No.: 201911040122

19. 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: Woodside PUD Community Association
Recording Date: July 27, 2016
Recording No.: 201607270026

20. Agreement for Maintenance of Stormwater Pond During Construction Phases and the terms and conditions thereof:

Recording Date: July 27, 2016
Recording No.: 201607270027

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Utility systems for transmission, distribution and sale of electricity
Recording Date: June 15, 2017
Recording No.: 201706150052

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

In favor of: Woodside 3, 4 & 5, LLC, a Washington limited liability company
Purpose: Utilities
Recording Date: October 31, 2017

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201710310143

23. 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 Plat of Woodside PUD Divisions 3, 4 & 5:

Recording No: 201712210048

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Utility systems for transmission, distribution and sale of electricity
Recording Date: April 4, 2018
Recording No.: 201804040056

25. 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 Plat of Woodside PUD Divisions 6 & 7:

Recording No: 201901280092

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

In favor of: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Utility systems for transmission, distribution and sale of electricity
Recording Date: June 3, 2019
Recording No.: 201906030107

27. 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 Plat of Woodside PUD Divisions 8 & 9:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 201911040121

28. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
29. Assessments, if any, levied by City of Mount Vernon.
30. Dues, Charges and/or Assessments, if any, levied by Woodside PUD Community Association.
31. City, county or local improvement district assessments, if any.