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08/11/2023 03:12 PM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor, WA

When recorded return to:
Mary Teresa Timmol and Oluf Henry Timmol
1009 Alpine View Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237642

Aug 11 2023

Amount Paid \$12036.20
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

Escrow No.: 620054564

CHICAGO TITLE

620054564

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne R. Friday and Barbara J. Friday, Trustees of the Friday Trust dated October 26, 2001

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Mary Teresa Timmol and Oluf Henry Timmol, 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 64, "PLAT OF WOODSIDE PUD DIVISIONS 6 & 7", REC NO. 201901280092

Tax Parcel Number(s): P134546 / 6059-000-064-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: Aug 9, 2023

Friday Trust Dated October 26, 2001

BY: Wayne R. Friday
Wayne R. Friday
Trustee

BY: Barbara J. Friday
Barbara J. Friday
Trustee

State of WA

County of Whatcom

This record was acknowledged before me on Aug. 9, 2023 by Wayne R. Friday and Barbara J. Friday as Trustee and Trustee, respectively, of Friday Trust Dated October 26, 2001.

Susie Gale
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8/15/26

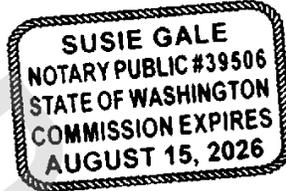


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134546 / 6059-000-064-0000

LOT 64, "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.

EXHIBIT "B"
Exceptions

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

In favor of:	Harold A. Masonholder and Janet Mason holder, husband and wife
Purpose:	Ingress and Egress
Recording Date:	March 8, 1955
Recording No.:	514230
Affects:	Existing Roadway (exact location not disclosed on record)
2. Terms and Conditions of Special Use Permit No. SP-84-016, as disclosed by instrument recorded August 10, 1984, under 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. Terms and Conditions of that certain Mound Fill System Installation Conditional Agreement recorded July 19, 1988 under Recording No. 8807190009.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	John and Sandra Thomas, husband and wife
Purpose:	Ingress, Egress and Utility
Recording Date:	November 4, 1996
Recording No.:	9611040097
Affects:	The West 60.00 feet of the East 170.00 feet
6. Agreement and the terms and conditions thereof;

Between:	Sea-Van Investments Assoc.
And:	John and Sandra Thomas
Dated Date:	October 15, 1991
Recording Date:	May 3, 2000
Recording No.:	200005030063
Regarding:	A road connection from the proposed Sea-Van project to Division Street
7. Terms and Conditions contained in Variance:

Recording Date:	April 18, 2001
Recording No.:	200104180095
Regarding:	Allow the creation of Lots exceeding the maximum lot size in an urban growth area

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

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 Short Plat No. PL01-0579:

Recording No: 200202010016

9. 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

Recording Date: December 9, 2005

Recording No.: 200512090118

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

In favor of: City of Mount Vernon, a municipal corporation

Purpose: A non-exclusive easement for emergency access and utilities. For storm drainage pond and sanitary sewer (and the maintenance thereof), utility easement

Recording Date: December 11, 2006

Recording No.: 200612110207

Affects: A 20.00 foot wide Emergency Access Easement, a portion of Lot 2, Short Plat No. PL-01-0579.

11. 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: 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.

Recording Date: October 14, 2015

Recording No.: 201510140051

Affects: 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

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

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.

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

In favor of: City of Mount Vernon, a municipal corporation
 Purpose: Repairing, replacing, operating, and maintaining sanitary sewer service and related utility facilities
 Recording Date: November 3, 2015
 Recording No.: 201511030042
 Affects: See document for full particulars

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.

13. Agreement and the terms and conditions thereof;

Between: City of Mount Vernon, a municipal corporation
 And: CH Creek LLC, a limited liability corporation
 Recording Date: July 18, 2016
 Recording No.: 201607180127
 Regarding: See instrument for full particulars

Said document being a re-recording of instrument recorded on February 11, 2016 under Recording No. 201602110007.

14. Notice of Mitigation Areas - Woodside P.U.D. and the terms and conditions thereof:

Recording Date: March 21, 2016
 Recording No.: 201603210161

15. 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

Recording Date: April 19, 2016
 Recording No.: 201604190058

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

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

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 Final Woodside PUD LU-07-009:

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 the Plat of Woodside PUD Divisions 1 and 2:

Recording No: 201607270025

18. 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: 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:

EXHIBIT "B"
Exceptions
(continued)

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

20. Agreement for Maintenance of Storm Pond, 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: 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.
Recording Date: June 15, 2017
Recording No.: 201706150052
Affects: Portions of Tracts T, U & V, Woodside PUD Divs. 1 & 2

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
Purpose: Utilities
Recording Date: October 31, 2017
Recording No.: 201710310143
Affects: Portion Tracts E and T, Woodside 1 & 2, to benefit future Lots 126 through 131, inclusive, Woodside 3, 4 & 5

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 PL-17-124:

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: The right to construct, operate, maintain, repair, replace, improve,

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

remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Recording Date: April 4, 2018
Recording No.: 201804040056
Affects: Portion of Parcel B

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. Maintenance Easement and the terms and conditions thereof:

Purpose: A tiered rock wall
Recording Date: January 29, 2019
Recording No.: 201901280094
Area Affected: Lot 78, Woodside PUD Divisions 1 & 2 and portions of Parcel B

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 the Plat of Woodside PUD Divisions 8 & 9:

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.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 3, 2023
between Mary Teresa Timmel Oluf Timmel ("Buyer")
Buyer Buyer
and Friday Wayne R Trustee Friday Barbara J Trustee ("Seller")
Seller Seller
concerning 1009 Alpine View Dr Mount Vernon WA 98274 (the "Property")
Address City State Zip

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, 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Mary Timmel 7/3/23
Buyer Date

Barbara Friday
Seller Date

[Signature] 08/11/23
Buyer Date

Wayne Friday
Seller Date