

202311030068

11/03/2023 10:09 AM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor, WA

When recorded return to:

Michael E. Pena and Kimberly J. Pena
313 South 48th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238656

Nov 03 2023

Amount Paid \$9295.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245460276

CHICAGO TITLE COMPANY
620055003

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elinor L. Tapio, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Michael E. Pena and Kimberly J. Pena, a married couple

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

LOT 90, PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2, RECORDED JULY 27, 2016, UNDER RECORDING NO.

201607270025, 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): P133283 / 6038-000-090-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 11-1-2023Elinor L. Tapio
Elinor L. Tapio

State of _____

County of _____

This record was acknowledged before me on _____ by Elinor L. Tapio.

See attached
MSO

(Signature of notary public)

Notary Public in and for the State of _____

My appointment expires: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of MARIN

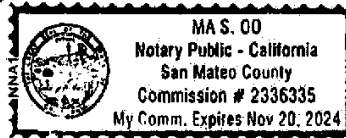
S.S.

On 11-01-2023 before me, MA S. OO, NOTARY PUBLICpersonally appeared ELINOR L. TAPIO

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MA S. OOMA S. OO, NOTARY PUBLIC

OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of STATUTORY WARRANTY DEED

containing pages, and dated

The signer(s) capacity or authority is/are as:

☐ Individual(s)☐ Attorney-in-fact☐ Corporate Officer(s)☐ Guardian/Conservator☐ Partner - Limited/General☐ Trustee(s)☐ Other: representing: **Method of Signer Identification**

Proved to me on the basis of satisfactory evidence

form(s) of identification ☐ credible witness(es) ☐

Notarial event is detailed in notary journal on

Page # Entry # Notary contact

Other

Additional Signer Signer(s) Thumbprints(s)

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. Special Use Permit No. SP-84-016 and the terms and conditions thereof:
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. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof
Recording Date: July 19, 1988
Recording No.: 88087190009
5. 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
6. Agreement and the terms and conditions thereof
Recording Date: May 3, 2000
Recording No.: 200005030063
7. Variance and the terms and conditions thereof:
Recording Date: April 18, 2001
Recording No.: 200104180095
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:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 200202010016

9. **Boundary Line Adjustment Quit Claim Deed and the terms and conditions thereof:**
Recording Date: December 9, 2005
Recording No.: 200512090118
10. **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
Recording Date: December 11, 2006
Recording No.: 200612110207
11. **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, together with necessary appurtenances
Recording Date: October 14, 2015
Recording No.: 201510140051
Affects: Portion of said premises
12. **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
13. **Notice of Mitigation Areas and Easements for Native Growth Protection and the terms and conditions thereof:**
Recording Date: March 21, 2016
Recording No.: 201603210161
14. **Restrictive Covenant (Regarding Eligible Adult Residents) and the terms and conditions thereof:**
Recording Date: April 19, 2016
Recording No.: 201604190058
Possible monetary amounts regarding School Impact Fees
15. **Resolution No. 901 accepting Development Agreement and the terms and conditions thereof:**
Recording Date: July 18, 2016
Recording No.: 201607180127

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

Said document is a re-recording of Recording No. 201602110007.

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 the Plat of Woodside PUD Division 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

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

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), all as provided for 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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.