

When recorded return to:
Eric C. Monson and Lisa M. Monson
4703 Sierra Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249829
Mar 08 2024
Amount Paid \$8672.00
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

CHICAGO TITLE
620055740

Escrow No.: 620055740

STATUTORY WARRANTY DEED

THE GRANTOR(S) Merle Meabon, unmarried

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Eric C. Monson and Lisa M. Monson, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 104, PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2, RECORDED JULY 27, 2016 UNDER
SKAGIT COUNTY AUDITOR'S FILE 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): P133297 / 6038-000-104-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 03/04/2024Merle L. Meabon
Merle MeabonState of FL
County of St JohnsThis record was acknowledged before me on 03/04/2024 by Merle Meabon.Pamela W Mitchell

(Signature of notary public)

Notary Public in and for the State of

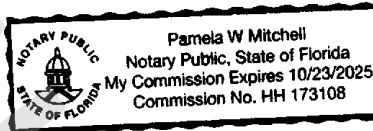
My appointment expires: 10/23/2025

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. Masonholder 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 10, 1984
Recording No.: 8408100036
3. Notice of On-Site Sewage System Limitation 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, a municipal corporation of the State of Washington
Purpose: Emergency Access, Storm Drainage Pond, Sanitary Sewer and other related purposes
Recording Date: December 11, 2006

EXHIBIT "A"

Exceptions
(continued)

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.: 8807190009

10. 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

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

Recording Date: December 9, 2005
Recording No.: 200512090118

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

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

Granted to: 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: Portion of said premises

15. 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

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 Plat of Woodside PUD Divisions 1 and 2:

Recording No: 201607270025

17. 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

EXHIBIT "A"

Exceptions
(continued)

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

Modification(s) of said covenants, conditions and restrictions

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

18. 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 Homeowners Association
Recording Date: July 27, 2016
Recording No.: 201607270026

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

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

20. Restrictive Covenant (Regarding Eligible Adult Residents) including the terms, covenants and provisions thereof

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

Possible monetary amounts regarding School Impact Fees

21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. Assessments, if any, levied by Mt Vernon.
23. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024
Tax Account No.: P133297 / 6038-000-104-0000
Levy Code: 0930
Assessed Value-Land: \$185,400.00
Assessed Value-Improvements: \$334,800.00

General and Special Taxes:

EXHIBIT "A"
Exceptions
(continued)

Billed: \$5,319.55
Paid: \$0.00
Unpaid: \$5,319.55

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