

202403140014

03/14/2024 10:02 AM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

When recorded return to:

Carol E. Ross
The Donald and Carol Ross Revocable Living Trust
4303 Kingsway
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249878

Mar 14 2024

Amount Paid \$11965.00
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

CHICAGO TITLE COMPANY
620055550

Escrow No.: 245461482

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. Ward and Judith A. Ward, a married couple

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 Donald C. Ross III and Carol E. Ross, Trustees of The Donald and Carol Ross Revocable Living Trust, dated December 23, 2015, and any amendments thereto

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.)

Lot(s): 132 PLAT OF WOODSIDE PUD DIVISIONS 3, 4 AND 5, PL-17-124 Rec No
201712210048

Tax Parcel Number(s): 6047-000-132-0000, P134067

STATUTORY WARRANTY DEED

(continued)

Dated: March 8, 2024

John A. Ward



Judith A. Ward

State of WashingtonCounty of WhatcomThis record was acknowledged before me on 3/8/2024 by John A. Ward and Judith A. Ward.

(Signature of notary public)

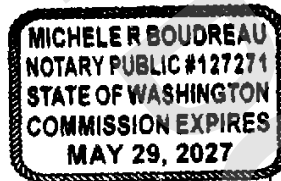
Notary Public in and for the State of WAMy commission expires: May 29, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134067/ 6048-000-132-0000

LOT 132, "PLAT OF WOODSIDE PUD DIVISIONS 3, 4 AND 5, PL-17-124", RECORDED ON
DECEMBER 21, 2017, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201712210048.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL 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 Masonholder, husband and wife
Purpose:	Ingress and Egress
Recording Date:	March 8, 1955
<u>Recording No.:</u>	<u>514230</u>
Affects:	Existing Roadway (exact location not disclosed on the record)
2. The Terms, Conditions and Restrictions of Special Use Request, SP-84-016:

Recording Date:	August 10, 1984
<u>Recording No.:</u>	<u>8408100036</u>
3. Notice of On-Site Sewage System status and the Terms and Conditions thereof:

Between:	Skagit County
And:	John G. Thomas
Recording Date:	March 19, 1985
<u>Recording No.:</u>	<u>8503190025</u>
4. The Terms, Conditions and Restrictions as disclosed in "Mound Fill System Installation Conditional Agreement":

Recording Date:	July 19, 1988
<u>Recording No.:</u>	<u>8807190009</u>
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
<u>Recording No.:</u>	<u>9611040097</u>
Affects:	The West 60.00 feet of the East 170.00 feet
6. Agreement and the Terms and Conditions thereof:

Recording Date:	May 3, 2000
<u>Recording No.:</u>	<u>200005030063</u>
Regarding:	A road connection from the proposed Sea-Van project to Division Street
7. Terms and Conditions contained in "Variance":

Variance No.:	VA 00 0837
Recording Date:	April 18, 2001
<u>Recording No.:</u>	<u>200104180095</u>
Regarding:	Allow the creation of Lots exceeding the maximum lot size in and urban growth area, at 845 Burlingame Road

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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

As follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. The boundary adjustment is not for the purposes of creating an additional building lot.

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 of the State of Washington
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: Utilities
Recording Date: October 14, 2015
Recording No.: 201510140051

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: Sanitary Sewer
Recording Date: November 3, 2015
Recording No.: 201511030042
Affects: Portion of said premises

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.

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13. The Terms, Conditions and Reservations as disclosed in "City of Mount Vernon Resolution No. 901 and Development Agreement":

Recording Date: July 18, 2016
Recording No.: 201607180127

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

14. Notice of Mitigation Areas and Easement for Native growth Protection, 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 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:

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 Divisions 1 and 2:

Recording No: 201607270025

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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:

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

20. Agreement for Maintenance of Storm 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: 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 granted in a document:

Granted to: Woodside 3,4, & 5, LLC, a Washington Limited Liability Company
 Purpose: Underground utilities
 Recording Date: October 31, 2017
 Recording No.: 201710310143
 Affects: Portion of said premises

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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 the Plat of Woodside PUD Divisions 3, 4 & 5, PL-17-124:

Recording No: 201712210048

24. 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

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