

202403200055

03/20/2024 01:57 PM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor, WA

When recorded return to:
Lynette Michel
927 Alpine View Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249951

Mar 20 2024

Amount Paid \$12677.00

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
620055482

Escrow No.: 620055482

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lee Ann Rust, a single person and Rita J. Grant, a single person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Lynette Michel, an unmarried person and Holly Beauchene, a
married person

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 69, "PLAT OF WOODSIDE PUD DIVISIONS 6 & 7"

Tax Parcel Number(s): P134551 / 6059-000-069-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 19, 2024

Lee Ann Rust
Lee Ann Rust

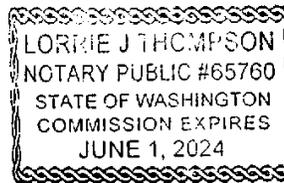
Rita J. Grant
Rita J. Grant

State of Washington

County of Skagit

This record was acknowledged before me on March 19, 2024 by Lee Ann Rust.

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024



State of Washington

County of Skagit

This record was acknowledged before me on March 19, 2024 by Rita J. Grant.

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

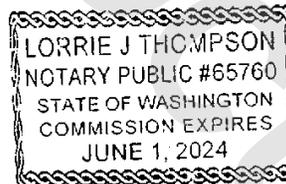


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134551 / 6059-000-069-0000

LOT 69, "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 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

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 SHORT PLAT NO. PL01-0579:

Recording No: 200202010016

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

EXHIBIT "B"Exceptions
(continued)

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

14. 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

15. 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

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, 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

EXHIBIT "B"

Exceptions
(continued)

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
Recording No.: 201710310143

EXHIBIT "B"Exceptions
(continued)

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:

Recording No: 201911040121

28. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"

Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
29. Assessments, if any, levied by Mt Vernon.
 30. City, county or local improvement district assessments, if any.