

202403210063

03/21/2024 04:00 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

Michele C. Walsh  
4726 Sierra Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249967

Mar 21 2024

Amount Paid \$9295.00  
Skagit County Treasurer  
By Candi Newcombe Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-20128-NW

THE GRANTOR(S) **Karen J. Peterka, as her separate estate and as surviving spouse of Gregory James Peterka, deceased**, 29330 129th Avenue Southwest, Vashon, WA 98070,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Michele C. Walsh, an unmarried person**

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

Lot 112, PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2, recorded July 27, 2016, under Skagit County Auditor's File No. 201607270025.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Lot 112, Woodside PUD Divisions 1 & 2

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P133305/6038-000-112-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20128-NW

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Dated: 3/19/24

Karen J. Peterka

Karen J. Peterka, individually and as surviving spouse of Gregory James Peterka, deceased

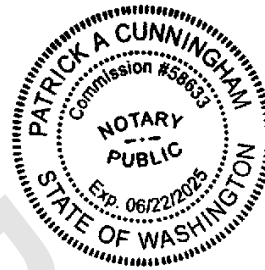
STATE OF WASHINGTON  
COUNTY OF King

This record was acknowledged before me on 19 day of March, 2024 by Karen J. Peterka.

Pat Cunningham  
Signature

Notary Public  
Title

My commission expires: 06/22/2025



## EXHIBIT A

1. Terms and conditions of Mound Fill System Installation Conditional Agreement, recorded July 19, 1988 as Auditor's File No. 8807190009.
2. Easement, affecting a portion of subject property for the purpose of ingress, egress and utility including terms and provisions thereof granted to John Thomas and Sandra Thomas, husband and wife recorded November 4, 1996 as Auditor's File No. 199611040097.
3. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 9, 2005 under Auditor's File No. 200512090118.
4. Easement, affecting a portion of subject property for the purpose of emergency access and utilities including terms and provisions thereof granted to Cedar Heights, LLC, a Washington limited liability company recorded December 11, 2006 as Auditor's File No. 200612110207.
5. Easement, affecting a portion of subject property for the purpose of maintaining sanitary sewer service including terms and provisions thereof granted to City of Mount Vernon, a municipal corporation recorded November 3, 2015 as Auditor's File No. 201511030042.
6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded October 14, 2015, as Auditor's File No. 201510140051.
7. Terms and conditions of City of Mount Vernon Resolution No.901 and Development Agreement, recorded July 18, 2016 as Auditor's File No. 201607180127. Said instrument is a re-recording of instrument recorded under Auditor's File No. 201602110007.
8. Reservations, provisions and/or exceptions contained in instrument executed by CH Creek, LLC, recorded March 21, 2016 as Auditor's File No. 201603210161.
9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Final Woodside PUD LU-07-009 recorded July 27, 2016 as Auditor's File No. 201607270024.
10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Woodside PUD Divisions 1 and 2 recorded July 27, 2016 as Auditor's File No. 201607270025.  
The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by CH Creek, LLC, recorded July 7, 2017 as Auditor's File No. 201607270026.  
Above covenants, conditions and restrictions were amended and recorded 12/21/2017, 1/28/2019 and 11/04/2019 as Auditor's File Nos. 201712210049, 201901280093 and 201911040122.

## End of Exhibit A

Statutory Warranty Deed  
LPH 10-05