

When recorded return to:

Michelle Kathleen Musura and Orville Mason
199 S 48th Place
Mt Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242101

Sep 10 2024

Amount Paid \$8850.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21615-TB

THE GRANTOR(S) **Tonja L. Paget, an unmarried woman, and Rita J. Grant, an unmarried woman**, 8210
87th Street Court Northwest, Gig Harbor, WA 98332,

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

in hand paid, conveys, and warrants to **Michelle Kathleen Musura and Orville Mason, unmarried persons**

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

LOT 147, PLAT OF WOODSIDE PUD DIVISIONS 3, 4 AND 5, recorded on December 21 , 2017, under Skagit
County Auditor's File No. 201712210048.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Lot 147, Woodside PUD Divs. 3, 4 and 5

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): P134080/6048-000-147-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21615-TB

Page 1 of 5

Dated: 9-10-24

Tonja L. Paget
Tonja L. Paget

Rita J. Grant

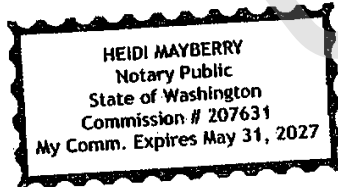
STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ Pierce

This record was acknowledged before me on 10 day of September, 2024 by Tonja L. Paget and ~~Rita J. Grant~~ hm

hm
Signature

notary public
Title

My commission expires: 5.31.27



Dated: 9/4/2024

Tonja L. Paget
Rita J. Grant
Rita J. Grant

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6th day of September, 2024 by Tonja L. Paget and Rita J. Grant.

Scottia J Bentley
Signature

No tary
Title

My commission expires: 05/10/27

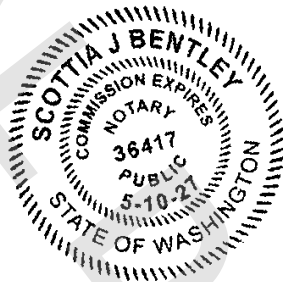


EXHIBIT A

24-21615-TB

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 Woodside PUD Division 3, 4 & 5 recorded 12/21/2017 as Auditor's File No. 20171212210048.

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".

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin recorded on July 27, 2016 as Auditor's File No. 201607270026.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

Above covenants, conditions and restrictions were amended and recorded as Auditor's File Nos. 201712210049, 201901280093, 201911040122.

11. 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 LU-07-009 recorded on July 27, 2016 as Auditor's File No. 201607270024.

12. 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 PLAT OF WOODSIDE PUD DIVISION 1 AND 2 recorded on July 27, 2016 as Auditor's File No. 201607270025.

13. 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 on April 19, 2016 as Auditor's File No. 201604190058.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

14. 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

15. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 9, 2005 under Auditor's File No. 200512090118.

16. Terms and conditions of City of Mount Vernon Resolution No.901 and Development Agreement, recorded July 18, 2016 as Auditor's File No. 201607180127.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21615-TB

Page 3 of 5

Said instrument is a re-recording of instrument recorded under Auditor's File No. 201602110007

17. Reservations, provisions and/or exceptions contained in instrument executed by CH Creek, LLC, recorded March 21, 2016 as Auditor's File No. 201603210161.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

18. Terms and conditions of Mound Fill System Installation Conditional Agreement, recorded July 19, 1988 as Auditor's File No. 8807190009.

19. 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.

20. 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. 9611040097

21. 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

22. 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 Short Plat #PL01-0579 recorded February 2, 2002 as Auditor's File No. 200202010016.

23. Regulatory notice/agreement regarding Variance that may include covenants, conditions and restrictions affecting the subject property, recorded April 18, 2001 as Auditor's File No. 200104180095 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

24. Agreement, affecting subject property, regarding Agreement and the terms and provisions thereof between Sea-Van Investments Association and John Thomas And Sandra Thomas, recorded May 3, 2000 as Auditor's File No. 200005030063.

25. Terms and conditions of On-Site Sewage System Status, recorded March 19, 1985 as Auditor's File No. 8503190025.

26. Terms and conditions of Special Use Permit #SP-84-016, recorded August 1, 1984 as Auditor's File No. 8408100036.

27. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Harold a Masonholder and Janet Masonholder, husband and wife recorded March 8,

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21615-TB

Page 4 of 5

1955 as Auditor's File No. 514230

28. 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 June 15, 2017, as Auditor's File No. 201706150052.

29. Easement, affecting a portion of subject property for the purpose of for the installation, replacing, repairing, maintaining Underground Utilities including terms and provisions thereof granted to Woodside 3,4 & 5, LLC, a Washington limited liability company recorded October 31, 2017 as Auditor's File No. 201710310143

End of Exhibit A