

**When recorded return to:**  
Robert Dewey Norris  
18180 Moores Garden Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250460  
Feb 20 2025  
Amount Paid \$9651.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
U20058126

Escrow No.: 620058126

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Judith M. Wangen, an unmarried person, as a separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Robert Dewey Norris, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 129, "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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P134064 / 6048-000-129-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/18/2025

Judith M. Wangen by Eric Wangen-Hoch  
as attorney in fact

Judith M. Wangen by Eric Wangen-Hoch as attorney in fact

State of Washington  
County of Skagit

This record was acknowledged before me on 2-18-2025 by  
Eric Wangen-Hoch

as Attorney-in-Fact of  
Judith M. Wangen

Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2028



**EXHIBIT "A"**  
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  
Recording No.: 514230  
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  
Recording No.: 8408100036

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  
Recording No.: 8503190025

4. The Terms, Conditions and Restrictions as disclosed in "Mound Fill System Installation Conditional Agreement":

Recording Date: July 19, 1988  
Recording No.: 8807190009

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  
Recording No.: 9611040097  
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  
Recording No.: 200005030063  
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

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200104180095  
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 contained in instrument:

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

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

Purpose: Sanitary Sewer  
 Recording Date: November 3, 2015  
 Recording No.: 201511030042  
 Affects: See document for full particulars

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.

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

(See instrument for full particulars)

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, 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,

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

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

18. 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, 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 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)

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

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. 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 Plat of Woodside PUD Divisions 3, 4 & 5, PL-17-124:
- Recording No: 201712210048
23. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
24. Assessments, if any, levied by Woodside PUD Community Association.
25. Assessments, if any, levied by Mt Vernon.
26. City, county or local improvement district assessments, if any.