

202508220071

08/22/2025 11:27 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252720

Aug 22 2025

Amount Paid \$9918.00

Skagit County Treasurer

By Kaylee Oudman Deputy

When recorded return to:

Donna Cooke  
454 South 48th Street  
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

Guardian NW Title 25-23323-TB

THE GRANTOR(S) Molly M. Howard, as her separate estate and as surviving spouse of Thomas M. Howard

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Donna Cooke, an unmarried woman

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

Lot 29, "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: Property 1:

Lot 29, Woodside PUD Divs. 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): P133263/6038-000-029-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23323-TB

Page 1 of 4

Dated: 08/19/2025

*Molly M Howard*

Molly M. Howard

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 19 day of August, 2025, by Molly M. Howard.

*KAB*  
Signature

Notary  
Title

My commission expires: 09/11/2027

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT A**

25-23323-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.  
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.  
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.  
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.  
(Said Exception will not be included on Extended Coverage Policies)
9. Terms and conditions of Mound Fill System Installation Conditional Agreement, recorded July 19, 1988 as Auditor's File No. 8807190009.
10. 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.
11. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 9, 2005 under Auditor's File No. 200512090118.

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23323-TB

Page 3 of 4

12. 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

13. 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.

14. 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.

15. 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

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

17. 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.

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".

18. 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".

19. 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. 201707270026. Above covenants, conditions and restrictions were amended and recorded 12/21/2017 as Auditor's File No. 201712210049.

### End of Exhibit A

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-23323-TB

Page 4 of 4