

When recorded return to:
Douglas Shepherd and Sandra Shepherd
933 Alpine View Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058745

CHICAGO TITLE
620058745

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253432

Oct 20 2025

Amount Paid \$11431.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maureen Erin Wilbur, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Douglas Shepherd and Sandra Shepherd, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 68, "PLAT OF WOODSIDE PUD DIVISIONS 6 & 7", RECORDS 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.

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

Tax Parcel Number(s): P134550 / 6059-000-068-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/17/2025

Maureen Erin Wilbur
Maureen Erin Wilbur

State of Washington

County of Snohomish

This record was acknowledged before me on 10/17/2025 by Maureen Erin Wilbur.

Taylor K. Samuel

(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/23/2027

TAYLOR K. SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
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. Agreement and the terms and conditions thereof
Recording Date: May 3, 2000
Recording No.: 200005030063
6. Variance and the terms and conditions thereof:
Recording Date: April 18, 2001
Recording No.: 200104180095
7. 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 Short Plat No. PL01-0579:
Recording No: 200202010016
8. Boundary Line Adjustment Quit Claim Deed and the terms and conditions thereof:

EXHIBIT "A"Exceptions
(continued)

Recording Date: December 9, 2005
Recording No.: 200512090118

9. 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

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 14, 2015
Recording No.: 201510140051
Affects: Portion of said premises

11. 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

12. Notice of Mitigation Areas and Easements for Native Growth Protection and the terms and conditions thereof:

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

13. Restrictive Covenant (Regarding Eligible Adult Residents) and the terms and conditions thereof:

Recording Date: April 19, 2016
Recording No.: 201604190058

Possible monetary amounts regarding School Impact Fees

EXHIBIT "A"
Exceptions
(continued)

14. Resolution No. 901 accepting Development Agreement and the terms and conditions thereof:

Recording Date: July 18, 2016
Recording No.: 201607180127

Said document is a re-recording of Recording No. 201602110007.

15. 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

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 the Plat of Woodside PUD Division 1 and 2:

Recording No: 201607270025

Modification(s) of said Condo Map:

Recording Date: November 4, 2019
Recording No.: 201911040121

17. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2017
Recording No.: 201712210049

EXHIBIT "A"

Exceptions
(continued)

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

18. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Woodside PUD Community Association
Recording Date: July 27, 2016
Recording No.: 201607270026

Imposed by: Woodside PUD Community Association
Recording Date: November 4, 2019
Recording No.: 201911040122

19. Agreement for Maintenance of Stormwater Pond during Construction Phases and the terms and conditions thereof:

Recording Date: July 27, 2016
Recording No.: 201607270027

20. Assessments, if any, levied by Woodside PUD Community Association.

21. Assessments, if any, levied by Mt Vernon.

22. City, county or local improvement district assessments, if any.