

**When recorded return to:**  
Stephen Janik and Rebecca Janik  
4627 Shantel St  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260720  
Mar 13 2026  
Amount Paid \$10630.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Title No.: 620061338  
Escrow No.: 245477135  
Chicago Title  
245477135

Chicago Title  
620061338

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lou Anne Grey, an unmarried person, also shown of record as Louanne Grey  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys and warrants to Rebecca Janik and Stephen Janik, wife and husband

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

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

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

LT 60, "PLAT OF WOODSIDE PUD DIVS 6 AND 7", REC 201901280092

Tax Parcel Number(s): P134542,  
6059-000-060-0000

Subject to:

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

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands  
Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or  
designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term  
commercial significance in Skagit County. A variety of Natural Resource Land commercial activities  
occur or may occur in the area that may not be compatible with non-resource uses and may be  
inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from  
spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally  
generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource  
management operations as a priority use on designated Natural Resource Lands, and area residents  
should be prepared to accept such incompatibilities, inconveniences or discomfort from normal,  
necessary Natural Resource Land operations when performed in compliance with Best Management  
Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including  
extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are  
adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED  
(continued)

Dated: March 11, 2026

Lou Anne Grey by Paul Edward Grey HER ATTORNEY IN FACT  
Lou Anne Grey by Paul Edward Grey, her attorney in fact

State of WA  
County of Island

This record was acknowledged before me on 3/11/2026 by Paul Edward Grey, Power of attorney for Lou Anne Grey.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 07-28-2027



**EXHIBIT "A"**  
Legal Description

LOT 60, "PLAT OF WOODSIDE PUD DIVISIONS 6 & 7", RECORDED 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.

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

Granted to: John and Sandra Thomas, husband and wife  
Purpose: Ingress, egress and utility  
Recording Date: November 4, 1996  
Recording No.: 9611040097

6. Agreement and the terms and conditions thereof

Recording Date: May 3, 2000  
Recording No.: 200005030063

7. Variance and the terms and conditions thereof:

Recording Date: April 18, 2001  
Recording No.: 200104180095

8. 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

9. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

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

10. 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

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

**EXHIBIT "B"**  
Exceptions

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

12. 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

13. Notice of Mitigation Areas and Easements for Native Growth Protection including the terms, covenants and provisions thereof

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

14. Restrictive Covenant (Regarding Eligible Adult Residents) including the terms, covenants and provisions thereof

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

Possible monetary amounts regarding School Impact Fees

15. Resolution No. 901 Accepting Development Agreement including the terms, covenants and provisions thereof

Recording Date: July 18, 2016  
Recording No.: 201607180127 being a rerecord of Recording No.: 201602110007

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 Final Woodside PUD LU-07-009 (Final PUD Plan):

Recording No: 201607270024

17. 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 Plat of Woodside PUD Division 1 and 2:

Recording No: 201607270025

18. 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

**EXHIBIT "B"**  
Exceptions

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 Stormwater Pond During Construction Phases and the terms and conditions thereof:

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: Utility systems for transmission, distribution and sale of electricity  
Recording Date: June 15, 2017  
Recording No.: 201706150052

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Woodside 3, 4 & 5, LLC, a Washington limited liability company  
Purpose: Utilities  
Recording Date: October 31, 2017  
Recording No.: 201710310143

23. 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 Plat of Woodside PUD Divisions 3, 4 & 5:

Recording No: 201712210048

24. 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: Utility systems for transmission, distribution and sale of electricity  
Recording Date: April 4, 2018  
Recording No.: 201804040056

25. 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 Plat of Woodside PUD Divisions 6 & 7:

**EXHIBIT "B"**  
Exceptions

Recording No: 201901280092

26. 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: Utility systems for transmission, distribution and sale of electricity  
Recording Date: June 3, 2019  
Recording No.: 201906030107

27. 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 Plat of Woodside PUD Divisions 8 & 9:

Recording No: 201911040121

28. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.