

AFTER RECORDING MAIL TO:
Dawnell L. Tokarchuk
609 Ruby Peak Avenue
Mount Vernon, WA 98273



201405140028

Skagit County Auditor \$76.00
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Filed for Record at Request of
Galvin Realty Law Group
Escrow Number: S13-00535-JBSS

Statutory Warranty Deed

Grantor(s): Matthew Schiessl and Chelsey Schiessl
Grantee(s): Dawnell L. Tokarchuk
Abbreviated Legal:
Lot(s): LOT 21 SKAGIT HIGHLAND DIV. NO. 3
Tax Account No.: P124554 / 4892-000-021-0000
Assessor's Tax Parcel Number(s): P124554 / 4892-000-021-0000

CHICAGO TITLE
620020107

THE GRANTOR Matthew Schiessl and Chelsey Schiessl, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dawnell L. Tokarchuk, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 21, PLAT OF SKAGIT HIGHLANDS DIVISION 3, according to the Plat thereof recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.
Situated in Skagit County, Washington.

"Grantee herein is prohibited from conveying the captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, grantee is further prohibited from conveying the property for a sales price greater than \$174,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee."

Subject to Easements, Restrictions, Covenants, Reservations, Conditions and Agreements, if any of record and as per Exhibit "A" Attached hereto and by this reference is made a part hereof.

Dated May 8, 2014

Matthew Schiessl

Chelsey Schiessl

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014/623
MAY 14 2014

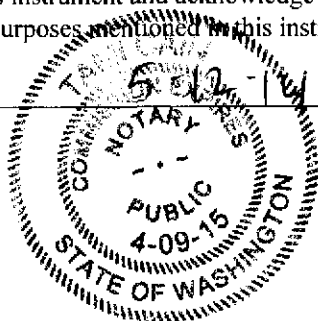
STATE OF Washington }
COUNTY OF Snohomish } SS:

Amount Paid \$2586.⁰⁰
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that Matthew Schiessl and Chelsey Schiessl

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-12-14



Print Name: Tami Cain
Notary Public in and for the State of Washington
Residing at Kenmore WA
My appointment expires: 4.9.15

“Exhibit A”

Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.

Affects: Lots 2, 3, 4, Portion Lots 5 and 6 through 8, portion Lots 9 and 10

Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded March 27, 1993, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.

Affects: Lots 1 through 10

Pre-Annexation Agreement and the terms and conditions thereof;

Between: City of Mount Vernon

And: Mount Vernon Association, Inc.

Recorded: March 27, 1992

Auditor's File No.: 9203270093, records of Skagit County, Washington

Affects: Lots 1 through 10

Development Agreement and the terms and conditions thereof;

Between: The City of Mount Vernon

And: MVA, Inc., a Washington corporation

Recorded: June 21, 2001

Auditor's File No.: 200106210002, records of Skagit County, Washington

Affects: Lots 1 through 10

Modified by instrument;

Recorded: July 1, 2005

Auditor's File No.: 200507010182, records of Skagit County, Washington

Storm Drainage Release Easement Agreement and the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate

And: MVA, Inc., a Washington corporation

Dated: July 20, 2001

Recorded: July 27, 2001

Auditor's No. 200107270065, records of Skagit County, Washington

Affects: Lots 1 through 10

Mitigation Agreement and the terms and conditions thereof;

Between: City of Sedro Woolley School District No. 101

And: MVA Inc., a Washington corporation

Dated: July 5, 2001

Recorded: July 27, 2001

Auditor's File No.: 200107270077, records of Skagit County, Washington

Affects: Lots 1 through 10

Developer Extension Agreement and the terms and conditions thereof;

Between: M.C.A. Inc., a corporation

And: the City of Mount Vernon

Dated: July 27, 2001

Recorded: August 22, 2001

Auditor's File No.: 200108220046, records of Skagit County, Washington

Affects: Lots 1 through 10

Amended by instrument;

Recorded: July 1, 2005

Auditor's File No.: 200507010181, records of Skagit County, Washington

Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit County, Washington.

Affects: Lots 1 through 10

Amended by instrument;

Recorded: June 3, 2002

Auditor's File No.: 200206030153, records of Skagit County, Washington

Matters disclosed by Record of Survey;

Filed: June 8, 2005

Auditor's File No.: 200506080122, records of Skagit County, Washington



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"Exhibit A"

Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: October 21, 2004
Recorded: November 1, 2004
Auditor's File No.: 200411010178, records of Skagit County, Washington
Regarding: See instrument for full particulars
Affects: Lots 1, 2 and 4

Memorandum of Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: Not disclosed
Recorded: November 1, 2004
Auditor's File No.: 200411010179, records of Skagit County, Washington
Regarding: See instrument for full particulars
Affects: Lots 1, 2 and 4

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005
Auditor's No(s): 200503010068, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Lots 1 to 4 and 10

Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;

Recorded: August 17, 2005
Auditor's File No.: 200508170113, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s);

Recorded: July 25, 2006
Auditor's Nos. 200607250099, records of Skagit County, Washington

Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, as hereto attached;

Recorded: August 17, 2005
Auditor's File No.: 200508170114, records of Skagit County, Washington

Partial Assignment of Declarant's Rights;

Recorded: May 26, 2006
Auditor's File No.: 200605260149, records of Skagit County, Washington

AMENDED by instrument(s);

Recorded: May 26, 2006, April 6, 2006, May 23, 2006, May 26, 2006, August 25, 2006, December 21, 2006, June 4, 2008 and February 5, 2009
Auditor's No(s): 200604060049, 200605230088, 200605260150, 200608250117, 200612210068, 200806040066 and 200902050087, records of Skagit County, Washington

Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recorded: August 17, 2005
Auditor's File No.: 200508170115, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company

Terms and conditions of the Master Plan Agreement;

Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
Affects: Lots 1 through 10



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"Exhibit A"

Water Service Contract Agreement and the terms and conditions thereof;
Between: Public Utility District No. 1 of Skagit County
And: Skagit Highlands, LLC or its successors or assigns
Recorded: October 7, 2005
Auditor's File No.: 200510070093, records of Skagit County, Washington
Regarding: Water service contract

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT HIGHLANDS

DIVISION NO. 3:

Recording No: 200605150163

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

Assessments, if any, levied by City of Mount Vernon.

Assessments, if any, levied by Skagit Highland Homeowner's Association.

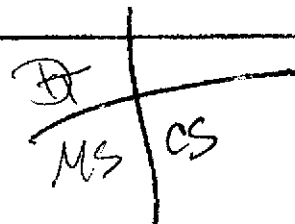


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SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: Tokarchuk 1
Seller: Schiesl 2
Property: 609 Ruby Peak Ave., Mount Vernon, WA 3

Legal Description of Property: 4
P 123554 124554 5
Lot 21, "plat of SKAGIT HIGHLANDS DIVISION 3," 6



Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, 11
Skagit County Code section 14.48, which states: 12

If your real property is adjacent to property used for agricultural operations or included within 13
an area zoned for agricultural purposes, you may be subject to inconveniences or 14
discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, 15
ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY 16
KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND 17
DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF 18
CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit 19
County has determined that the use of real property for agricultural operations is a high 20
priority and favored use to the county and will not consider to be a nuisance those 21
inconveniences or discomforts arising from agricultural operations, if such operations are 22
consistent with commonly accepted good management practices and comply with local, State 23
and Federal laws. 24

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with 25
the County Auditor's office in conjunction with the deed conveying the Property. 26

Donald Tokarchuk 12/01/13
Buyer Date

[Signature] 12/3/2013
Seller Date

Buyer Date

[Signature] 12/4/2013
Seller Date



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