

When recorded return to:  
William Sprouse and Dana Sprouse  
824 Pyramid Peak Place  
Mount Vernon, WA 98273



201504300172  
Skagit County Auditor \$81.00  
4/30/2015 Page 1 of 10 3:40PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023757

## CHICAGO TITLE 620023757 STATUTORY WARRANTY DEED

THE GRANTOR(S) Fernando Lopez and Lourdes Sanchez, Husband and Wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to William Sprouse and Dana Sprouse, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, SKAGIT HIGHLANDS, DIVISION 1, A PLANNED UNIT DEVELOPMENT, recorded on  
August 16, 2005, under Auditor's File No. 200508160182, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

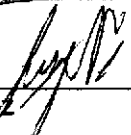
Tax Parcel Number(s): P123151 / 4867-000-011-0000

Subject to:

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

Dated: April 25, 2015

  
\_\_\_\_\_  
Fernando Lopez

  
\_\_\_\_\_  
Lourdes Sanchez

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20151484  
APR 30 2015

Amount Paid \$ 4,364.22  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

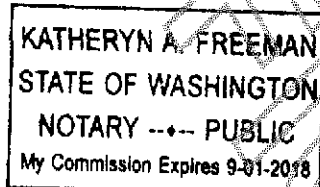
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

Fernando Lopez + Lourdes Sanchez

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

Dated: April 27, 2015



Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish  
My appointment expires: 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.  
Affects: Entire plat
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Auditor's File No. 9203270092, 9303110069, 9308060022 and 9309210028.  
Affects: Said Plat and other property
3. Terms and conditions of the Master Plan:  
  
Recording Date: July 1, 2005  
Recording No.: 200507010182  
Affects: Entire plat
4. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Auditor's File No. 200205230079.  
Affects: Said plat and other property  
  
AMENDED by instrument(s):  
Recorded: June 3, 2002  
Auditor's No(s): 200206030153, records of Skagit County, Washington
5. Easement provisions contained on the face of said plat, as follows:  
  
An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation and Comcast Corporation and their respective successors and assigns under and upon the easements shown on the face of this plat described herein as "dry utility easements" in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purpose of providing utility services to this subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in this subdivision by the exercise of the rights and privileges herein granted.
6. Easement provisions contained on the face of said plat, as follows:  
  
An easement is hereby reserved for and granted to the City of Mount Vernon under and upon the easements shown on this plat described as Public Storm Drainage Easements to install, maintain, replace, repair and operate drainage systems, mains and appurtenances for this subdivision and other property, together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements. Following any use, the city shall restore the easements as near as possible to the original condition.
7. Easement provisions contained on the face of said plat, as follows:  
  
An easement is hereby reserved for and granted to the City of Mount Vernon under and upon the easements shown on this plat described as Public Sanitary Sewer Easements to install, maintain, replace, repair and operate sanitary sewer systems, mains and appurtenances for this subdivision, and other property, together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements. Following any use, the City shall restore the easements as near as possible to the original condition.
8. Easement provisions contained on the face of said plat, as follows:  
  
An easement is hereby reserved for and granted to the City of Mount Vernon under and upon the easements shown on this plat described as Public Water Easements to install, maintain, replace, repair and operate water systems, mains and appurtenances for this subdivision and other property. Together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these

## EXHIBIT "A"

### Exceptions (continued)

easements. Following any use, the city shall restore the easements as near as possible to the original condition.

9. Private Drainage Easement provisions contained on the face of said plat, as follows:

Easements for the purpose of conveying local storm water runoff are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage easements. The maintenance of private easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners, personal representatives and assigns. Maintenance responsibilities and cost sharing shall be as described in Notes 21-32 of the notes and detailed easement provisions, as set forth herein.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

10. Native Growth Protection Area, as follows:

Dedication of a Native Growth Protection Area Tract (CGPA) conveys to the Public, a beneficial interest in the land within the tract. This interest includes the preservation of existing vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering and protection of plant and animal habitat. The NGPA imposes upon all present and future owners and occupiers of the NGPA the obligation, enforceable on behalf of the public of the City of Mount Vernon, to leave undisturbed all trees and other vegetation within the tract. The vegetation in the tract may not be cut, pruned, covered by fill removed or damaged without express permission from the City of Mount Vernon, which permission must be obtained in writing before, beginning and during the course of any grading, building construction or other development activity on a lot or development site subject to the NGPA. The common boundary between the NGPA and the area of development activity must be monumented.

11. Recitals on the plat as follows:

Utility Purveyors:	
Storm Drainage:	City of Mount Vernon
Sanitary Sewer:	City of Mount Vernon
Water:	P.U.D. No. 1 of Skagit County
Power:	Puget Sound Energy
Telephone:	Verizon Northwest
Television:	Comcast Corporation
Gas:	Cascade Natural Gas

Garbage Collection – City of Mount Vernon. Collection for lots shall be at the edge of the public right of way.

Zoning Designation – R-1, 13.5.

Building Setbacks – All lots within this subdivision are subject to the development standards and additional setback and buffer requirements as set forth in the master plan conditions contained in City of Mount Vernon Resolution 574, Exhibit D. Setbacks are as follows:

Front – 20 feet (15 foot porch)  
Rear – No alley – 20 feet  
Side – 5 feet – 10 feet total

All lots within this subdivision are subject to impact fees for schools payable upon the issuance of a building permit. As set forth in City of Mount Vernon Resolution No. 574, Exhibit D, Master Plan Conditions.

Homes shall be built on side per the designs approved in the Skagit Highlands P.U.D. or an alternative design approved by the City of Mount Vernon.

Tract 900 is a Native Growth Protection Area and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The Skagit Highlands Homeowners Association shall be responsible for the maintenance of said tract.

Tract 901 is a park area and is hereby granted and conveyed upon the recording of this plat to

## EXHIBIT "A"

### Exceptions (continued)

the Skagit Highlands Homeowners Association. The Homeowners Association shall be responsible for the maintenance of any park improvements.

Tract 902 is a joint use driveway tract and is for ingress, egress and utilities serving Lots 25 and 26. An equal and undivided interest in Tract 902 is hereby granted and conveyed upon the recording of this plat to the owners of said Lots 25 and 26. The owners of Lots 25 and 26 shall be equally responsible for the maintenance of the tract and the private utilities used in common. All of tract 902 is subject to a public storm and sanitary sewer easement and a private water easement. (See general easement provisions Notes 2 and 3 above.)

continued.....

11. continued.....

Tract 903 is a Native Growth Protection Area and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. A portion of Tract 903 is subject to public storm drain and sanitary sewer easements as shown on Sheet 4 of 5 of this plat. (See general easement provisions Notes 2 and 3 above). Tract 903 is also subject to private storm drainage easements hereby granted and conveyed to Lots 26 through 32 for the purpose of conveying roof and footing drainage water to as-constructed level spreaders allowing drainage dispersal into the surrounding ground. The Skagit Highlands Homeowners Association shall be responsible for the maintenance of that portion of the drainage conveyances and the level spreaders located within tract 903.

Tract 904 is a joint use driveway tract and is for ingress, egress and utilities serving Lots 32 through 34. An equal and undivided interest in Tract 904 is hereby granted and conveyed upon the recording of this plat to the owners of said Lots 32 through 34. The owners of Lots 32 through 34 shall be equally responsible for the maintenance of the tract and the private utilities used in common. All of Tract 904 is subject to a private storm drainage and sanitary sewer easement and a private water easement.

Tract 905 is a landscape tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The association shall be responsible for the maintenance of said tract.

Tract 906 is a landscape tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The association shall be responsible for the maintenance of said tract.

Tract 907 is a landscape and mailbox tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The association shall be responsible for the maintenance of said tract. A public sidewalk easement is granted to the City of Mount Vernon over the entire tract.

Tract 908 is a park and open space tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. A portion of Tract 908 is subject to a public storm drainage and sanitary sewer easement and a private storm drainage easement. (See General Easement Provision Notes No. 2 and No. 3). A portion of Tract 907 is also subject to a public access easement for the purpose of providing emergency vehicle access and pedestrian access. For specific easement locations see Sheet 5 of 5 of the plat. The association shall be responsible for the maintenance of said tract except for maintenance of public storm drainage and sanitary sewer facilities.

The private storm drainage easement along the West lines of Lots 3 through 5 is for the benefit of Lots 2 through 4. The owners of Lots 2 through 5 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

continued.....

11. continued.....

Tract 909 is an open space tract and is hereby granted and conveyed upon the recording of

## EXHIBIT "A"

### Exceptions (continued)

this plat to the Skagit Highlands Homeowners Association. The Association shall be responsible for the maintenance of said tract. Portions of Tract 909 are subject to private storm drainage easements as shown on Sheet 4 of 5 of this plat. These are hereby granted and conveyed to the owners of Lots 29 through 32 for the purpose of conveying roof and footing drainage water to as-constructed level spreaders allowing drainage dispersal into the surrounding ground. The Skagit Highlands Homeowners Association shall be responsible for the maintenance of that portion of the drainage conveyances and the level spreaders located within Tract 909.

The private storm drain easement along the West lines of Lots 7 and 8 is for the benefit of Lots 6 and 7. The owners of Lots 6 through 8 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

The private storm drain easement along the frontage of Lots 10 and 11 is for the benefit of Lots 9 and 10. The owners of Lots 9 through 11 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

The private storm drain easement along the West of Lots 13 and 14 and the South line of Lots 15 and 16 is for the benefit of Lots 12 through 15. The owners of Lots 12 through 16 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

The private storm drain easement along the Southerly lines of Lots 18 through 21 is for the benefit of Lots 17 through 20. The owners of Lots 17 through 21 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

The private storm drain easement along the Easterly lines of Lot 23 and Tract 901 is for the benefit of Lots 23 and 24. The owners of Lots 23 and 24 and the Skagit Highlands Homeowners Association, shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

The private storm drain easement along the West line of Lots 23 through 25 and over the Westerly portion of Tract 901 and over the Southeasterly portion of Tract 900 is for the benefit of Lots 23 through 26. The owners of Lots 23 through 26 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use on Lots 23 through 25 and shall equally share in the maintenance of that portion of the storm drainage facilities used in common. The Skagit Highlands Homeowners Association shall be responsible for the maintenance of the private storm drainage facilities in Tracts 900 and 901.

continued.....

11. continued.....

The private storm drain easement along the North lines of Lots 27 through 30 is for the benefit of Lots 28 through 31. The owners of Lots 27 through 31, shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

The private storm drain easement along the West lines of Lots 33 and 34 and the North line of Tract 904 is for the benefit of Lots 32, 33 and 34. The owners of Lots 32 through 34 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

The private storm drain easement along the South lines of Lots 37 through 39 and along the West line of Lots 35 and 36 is for the benefit of Lots 35 through 38 and Lot 44. The owners of Lots 35 through 39 and Lot 44 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

## EXHIBIT "A"

### Exceptions (continued)

The private storm drain easement along the West and North lines of Lot 40 is for the benefit of Lot 41. The owners of Lots 40 and 41 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

The private storm drain easement along the North lines of Lots 42 and 43 and along the West line of Lot 45 is for the benefit of Lots 43, 44 and 45. The owners of Lots 42 through 45 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

This plat is subject to reservation of minerals and mineral rights, etc. contained in deeds in Volume 44 of Deeds, page 609, Volume 49 of Deeds, page 532 and Volume 159 of Deeds, page 183.

This plat is subject to terms and conditions contained in City of Mount Vernon Ordinance Nos. 1837, 2483, 2532, 2546 and 2550 as recorded under Auditor's File No. 838309, 9203270092, 9303110069, 9308060022 and 9309210028, records of Skagit County, Washington.

This plat is subject to a pre-annexation agreement and the terms and conditions thereof between the City of Mount Vernon and Mount Vernon Association Inc., as recorded under Auditor's File No. 9203270093, records of Skagit County, Washington.

This plat is subject to a development agreement and the terms and conditions thereof between the City of Mount Vernon and MVA, Inc., a Washington corporation, as recorded under Auditor's File No. 200106210002, records of Skagit County, Washington.

This plat is subject to a storm drainage release easement agreement and the terms and conditions thereof between Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation, as recorded under Auditor's File No. 200107270065, records of Skagit County, Washington.

continued....

11. continued.....

This plat is subject to a Mitigation Agreement and the terms and conditions thereof between Sedro-Woolley School District No. 101 and MVA, Inc., as recorded under Auditor's File No. 200107270077, records of Skagit County, Washington.

This plat is subject to a Developer Extension Agreement and the terms and conditions thereof between MVA Inc. and the City of Mount Vernon as recorded under Auditor's File No. 200108220046, records of Skagit County, Washington.

This plat is subject to a shoreline substantial development permit No. PL01-0560 and the terms and conditions thereof as recorded under Auditor's File No. 200205230079, records of Skagit County, Washington, and as amended by instrument recorded under Auditor's File No. 200205030153, records of Skagit County, Washington.

This plat is subject to an early entry agreement and the terms and conditions thereof between the Skagit Highlands, LLC and the Quadrant Corporation as recorded under Auditor's File No. 200411010178, records of Skagit County, Washington.

This plat is subject to a memorandum of agreement and the terms and conditions thereof between the Skagit Highlands, LLC and the Quadrant Corporation as recorded under Auditor's File No. 200411010179, records of Skagit County, Washington.

This plat is subject to an easement and the terms and conditions thereof granted to Puget Sound Power and Light Company, a Washington corporation, with the right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system as recorded under Auditor's File No. 200503010068, records of Skagit County, Washington. The private storm drain easement along the Northeasterly line of Tract 900 is for the benefit of Lot 22.

All lots within this plat are exempt from paying transportation, parks and fire impact fees as a

## EXHIBIT "A"

### Exceptions (continued)

result of fully mitigating its impacts through the construction of regional transportation improvements, construction and dedication of regional parks improvements and dedication of land for a fire station.

There are no affordable housing Lots in this plat.

All landscaping in park, open space and landscaping tracts shall conform to the approved landscaping plans by land and associates.

All lots in this subdivision are subject to the declaration of covenants, conditions and restrictions for Skagit Highlands Residential as recorded under Skagit County Auditor's File No. \_\_\_\_\_.

All lots within this subdivision are subject to the Skagit Highlands Master Plan conditions as set forth in City of Mount Vernon Resolution No. 574 and the preliminary plat / preliminary pod of Skagit Highlands POD C conditions as set forth in Resolution No. 665.

continued.....

11. continued.....

A public, pedestrian access easement is hereby granted and conveyed over and across Tracts 903 and 909. The maintenance of the trails located within Tracts 903 and 909 shall be the responsibility of the Skagit Highlands Homeowners Association.

The private storm drain easement along the Northeasterly line of Tract 900 is for the benefit of Lot 22. The Skagit Highlands Homeowners Association shall be responsible for the maintenance of this private storm drainage facility.

All playground equipment installed in Tract 901 must meet the consumer product safety commission guidelines for public playgrounds and ASTM Standards.

Primary control points and accessible monument positions were field measured utilizing global positioning system (GPS) survey techniques using Leica SR 9500 equipment. Monument positions that were not directly observed using GPS survey techniques were tied into the control points utilizing Leica Electronic Total Stations for the measurement of both angles and distances. This survey meets or exceeds the standards set by WAC 332-130-090.

Easements and legal description are based on the Subdivision Guarantee by Pacific Northwest Title Insurance Company, Inc., Order No. 111369-P; dated March 21, 2005, at 8:00 A.M.

Property corners shall be set as follows, unless otherwise specified.

Set lead and tacks on concrete curbs at side lot line extensions.

Set ½ " X 24" rebar with cap "LS No. 18924" at all lot and tract corners and angle points.

Owner/Developer

Skagit Highlands LLC  
7981 – 168th Ave. N.E. #118  
Redmond, WA 98052  
(425)702-8422 (office)  
(425)497-9157 (fax)  
Contact: James Tosti

12. Landscape Notes as disclosed on the face of said plat as follows:

Contractor shall be responsible for familiarizing themselves with all other site improvements and conditions prior to starting landscape work.

Contractor shall use caution while excavating to avoid disturbing any utilities encountered. Contractor is to promptly advise owner of any disturbed utilities. (Location Service Phone: 1-800-424-5555)

Contractor shall maintain and water all plant material for 1 year or until final inspection and acceptance by owner.



## EXHIBIT "A"

### Exceptions (continued)

Contractor shall be responsible for computing specific quantities of ground covers and plant materials utilizing on-center spacing for plants as stated on the landscape plan and minimum planting distances as specified below in these notes.

Ground covers shall be planted in an equilateral triangular spacing pattern at the on-center distances shown on the plan or in the plan schedule, where ground cover abuts curbing, sidewalks, signs or poles, minimum planting distances shall be 12" from center of plant to curb, sidewalk, etc., minimum planting distance shall be 24" from center of trees and shrubs.

Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.

Subgrade is to be within 1/10th of one foot as provided by others. All planting areas to be cleared of all construction material and rocks and sticks larger than 2" in diameter.

New bed and lawn areas, as shown on the plans, shall receive a minimum of 2" depth "3-way" topsoil then rototilled to a depth of 6". Then an additional 4" minimum of topsoil in all new bed areas and 2" in lawn areas.

All beds to receive a minimum of 3" fine fir bark.

All plant material shall be fertilized with Agro transplant fertilizer 4-2-2 per manufacturer's recommendations.

All plant material shall conform to AAN Standards for nursery stock, latest edition. Any replacements made at once.

A. General: All plant materials furnished shall be healthy representatives, typical of their species of variety and shall have a normal habit of growth. They shall be full, well-branched, well-proportioned, and have a vigorous, well-developed root system. All plants shall be hardy under climatic conditions similar to those in the locality of the project.

B. Trees, shrubs, and groundcovers: Quantities, species, and varieties, sizes and conditions as shown on the planting plan. Plants to be healthy, vigorous, well-foliated when in leaf, free of disease, injury, insects, decay, harmful defects, and all weeds. No substitutions shall be made without written approval from landscape architect or owner.

Contractor to provide a one-year warranty on all plant material.

13. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Skagit Highlands, LLC, or its successor or assigns  
Recorded: October 7, 2005  
Auditor's No.: 200510070093, records of Skagit County, Washington  
Providing: Water Service Contract

14. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;  
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; June 4, 2008; October 16, 2008  
Auditor's No(s): 200607250099; 200806040066; 200810160044, records of Skagit County, Washington

15. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: August 17, 2005  
Auditor's No(s): 200508170114, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

## EXHIBIT "A"

### Exceptions (continued)

#### AMENDED by instrument(s):

Recorded: November 2, 2005; April 6, 2006, May 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008, October 16, 2008 and February 5, 2009  
Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150, 200607250100 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, records of Skagit County, Washington

16. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;  
Recorded: August 17, 2005  
Auditor's File No.: 200508170115, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company'
17. Storm Drainage Release Agreement:  
  
Recording Date: July 27, 2001  
Recording No.: 200107270065  
Affects: Entire plat
18. Agreement, including the terms and conditions thereof, entered into;  
By: MVA, Inc.  
And Between: Sedro Woolley School District  
Recorded: July 27, 2001  
Auditor's No.: 200107270077, records of Skagit County, Washington  
Providing: Mitigation  
Affects: Entire plat
19. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 1, 2005  
Auditor's No.: 200503010068, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Entire plat
20. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
21. Easement delineated on the face of said plat;  
For: Utilities and drainage  
Affects: Portion of said premises
22. City, county or local improvement district assessments, if any.
23. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.
24. Assessments, if any, levied by Skagit Highlands West Neighborhood Association.
25. Local Improvement assessments, if any, levied by City of Mt. Vernon.