

When recorded return to:  
Priscilla Ahrens and Donald Aurthur Ahrens, a  
married couple  
5451 Emerald Court  
Mount Vernon, WA 98273



**201805310061**

05/31/2018 01:31 PM Pages: 1 of 7 Fees: \$80.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034185

**CHICAGO TITLE**

**620034185**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Eddie Flores, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Priscilla Ahrens and Donald Aurthur Ahrens, a married couple

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

Lot 189, PLAT OF SKAGIT HIGHLANDS DIVISON V (PHASE 1), according to the plat thereof  
recorded on December 21, 2006 under Auditor's File No. 200612210067, records of Skagit  
County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125401 / 4915-000-189-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 2271

MAY 31 2018


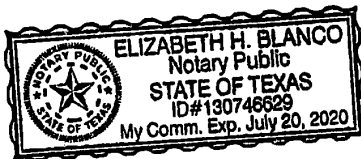
Amount Paid \$5896.80  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 24, 2018

  
Eddie FloresState of Texas                     County                      of                      Hidalgo                     

I certify that I know or have satisfactory evidence that

Eddie Flores                     is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.Dated: May 24, 2018  
Name: Elizabeth H. Blanco  
Notary Public in and for the State of Texas  
Residing at: Hidalgo County  
My appointment expires: 7/20/2020

**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: Lots 4, portion of 5, 6 through 8, portion of 9 and 10
  
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. Restriction contained in instrument recorded December 14, 1912 under Auditor's File No. 94380, as follows:  
  
That no saloon shall ever be located or established upon the lands herein described.  
Affects: Said Plat and other property
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 27, 1960  
Auditor's No(s): 599210, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said Plat and other property
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 23, 1980  
Auditor's No(s): 8009230001, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of Lot 7, not specifically located on record
  
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: June 8, 1988  
Auditor's No(s): 8806080008, records of Skagit County, Washington  
For: Construct, maintain and operation of drainage facilities  
Affects: Said Plat and other property

**EXHIBIT "A"**

Exceptions  
(continued)

7. Developer Extension Agreement, including the terms and conditions thereof; entered into;  
 By: M.V.A, Inc., a corporation  
 And Between: The City of Mt. Vernon  
 Recorded: August 22, 2001  
 Auditor's No. 200108220046, records of Skagit County, Washington  
 Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005  
 Auditor's No(s): 200507010181, records of Skagit County, Washington

8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;  
 entered into;  
 By: Georgia Schopf, as her separate estate  
 And Between: MVA, Inc., a Washington corporation  
 Recorded: July 27, 2001  
 Auditor's No. 200107270065, records of Skagit County, Washington  
 Affects: Said plat and other property

9. Mitigation Agreement, including the terms and conditions thereof; entered into;  
 By: Sedro-Woolley School District No. 101  
 And Between: MVA, Inc.  
 Recorded: July 27, 2001  
 Auditor's No. 200107270077, records of Skagit County, Washington  
 Affects: Said plat and other property

10. Development Agreement, including the terms and conditions thereof; entered into;  
 By: The City of Mt. Vernon  
 And Between: MVA, Inc., a Washington corporation  
 Recorded: June 21, 2001  
 Auditor's No. 200106210002, records of Skagit County, Washington  
 Providing: Said plat and other property.

11. 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

**EXHIBIT "A"**

Exceptions  
(continued)

12. 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, a Washington corporation  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Said plat and other property
  
13. Matters disclosed by Record of Survey;  
 Filed: June 8, 2005  
 Auditor's File No.: 200506080122, records of Skagit County, Washington
  
14. Terms and conditions of the Master Plan;  
 Recorded: July 1, 2005  
 Auditor's File No.: 200507010182, records of Skagit County, Washington  
 Affects: Said plat and other property
  
15. 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
  
16. 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
  
17. 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

**EXHIBIT "A"****Exceptions  
(continued)**

Executed By: Skagit Highlands, LLC, a Washington limited liability company

**AMENDED by instrument(s):**

Recorded: November 2, 2005; April 6, 2006, May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009

Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044;

200902050087, 201510210021, 201510210022, 201510260101, 201510260102 and 201512160015 records of Skagit County, Washington

18. 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
  
19. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 20, 2006  
Auditor's No(s): 200609200081, records of Skagit County, Washington  
For: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities  
Affects: A strip across said premises
  
20. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT HIGHLANDS DIVISION V (PHASE 1):  
  
Recording No: 200612210067
  
21. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 19, 2007  
Auditor's No(s): 200703190207, 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: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee

**EXHIBIT "A"**Exceptions  
(continued)

22. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: March 29, 2007  
Auditor's No(s): 200703290063, records of Skagit County, Washington  
For: Waterline  
Affects: Tract AU1
23. City, county or local improvement district assessments, if any.
24. Local Improvement assessments, if any, levied by City of Mt. Vernon.
25. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.