

When recorded return to:  
Kyle Campbell and Megan Nicely  
5216 Larrabee Way  
Mount Vernon, WA 98273



201807130039

07/13/2018 10:11 AM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034737

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183044  
JUL 13 2018

Amount Paid \$5451.<sup>80</sup>  
Skagit Co. Treasurer  
By *adm* Deputy

CHICAGO TITLE CO.  
620034737

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremiah Wageman, an unmarried man and Erin Wageman, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Kyle Campbell and Megan Nicely, a married couple

the following described real estate, situated in the County of Skagit, State of Washington: .  
Lot 301, PLAT OF SKAGIT HIGHLANDS DIVISION 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): P125513 / 4915-000-301-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

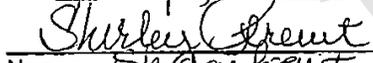
Dated: July 10, 2018

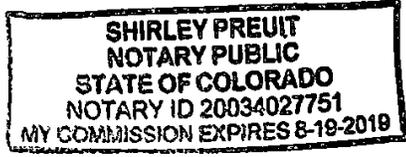
  
\_\_\_\_\_  
Jeremiah Wageman  
  
\_\_\_\_\_  
Erin Wageman

Colorado  
State of ~~WASHINGTON~~ 7/11/18 SP  
County of ~~SKAGIT~~ Larimer

I certify that I know or have satisfactory evidence that Jeremiah Wageman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 11, 2018

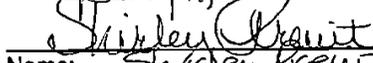
  
\_\_\_\_\_  
Name: Shirley Preuit  
Notary Public in and for the State of Colorado  
Residing at: Fort Collins Co  
My appointment expires: 8/19/19



Colorado  
State of ~~WASHINGTON~~ 7/11/18 SP  
County of ~~SKAGIT~~ Larimer

I certify that I know or have satisfactory evidence that Erin Wageman is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 11, 2018

  
\_\_\_\_\_  
Name: Shirley Preuit  
Notary Public in and for the State of Colorado  
Residing at: Fort Collins Co  
My appointment expires: 08/19/19



**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, 201512160015 and 201708100003, 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

**EXHIBIT "A"**

Exceptions  
(continued)

at no cost to Grantee

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. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.
25. Local Improvement assessments, if any, levied by City of Mt. Vernon.