

WHEN RECORDED RETURN TO:
Name: Abigail Fisher Matheson and Steve L.
Address: 5466 Timber Ridge Drive
Mount Vernon, WA 98273



201808220078

08/22/2018 03:37 PM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

Land Title and Escrow

01-168554-0

Escrow Number: 741368RT
Filed for Record at Request of: *Rainier Title, LLC*

RECORDED BY
RAINIER TITLE

STATUTORY WARRANTY DEED ORDER # 741368RT

THE GRANTOR(S), Corey McClain, a single man, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Abigail Fisher Matheson and Steve L. Matheson, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Lot 95, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)," as per plat recorded on January 17, 2008, under Auditor's File No. 200801170047, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 95, Skagit Highlands Div. V (Phase 2)

Tax Parcel Number(s): P127197

Dated: August 16, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3719
AUG 22 2018

Amount Paid \$6591.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed



Corey McClain

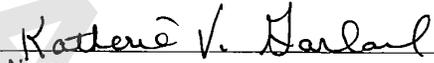
STATE OF Washington

ss.

COUNTY OF ~~Skagit~~ *NS* **SNOHOMISH**

I certify that I know or have satisfactory evidence that **Corey McClain** is/are the person(s) who appeared before me, and said person 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: August 19, 2018



Name:
Notary Public in the State of **WASHINGTON**
Residing in **SNOHOMISH**
My Commission Expires: **07/19/2019**



Exhibit A**Subject To:**

- A. 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 of Deeds, page 532.
- B. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546, and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993, and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022, and 9309210028, respectively. (Affects said plat and other property)
- C. 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)
- D. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**
- | | |
|----------------|---|
| Grantee: | Puget Sound Power & Light Company, a Massachusetts Corporation |
| Purpose: | The right to construct, reconstruct, improve, repair, maintain and operate one electric transmission and/or distribution line___ consisting of poles or towers with necessary braces, guys and anchors, cross-arms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment. |
| Area Affected: | As surveyed, staked and agreed upon by both parties over Parcels "A" and "B" |
| Dated: | September 19, 1960 |
| Recorded: | September 27, 1960 |
| Auditor's No.: | 599210 |
- (Affects said plat and other property)

Exhibit A**E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: For an electric line right of way together with the right to construct, maintain, replace and enlarge one or more electric lines consisting of poles, anchors, wires and/or underground cables, conduits and manholes, together with all necessary appurtenances therefore

Area Affected: A portion of Lot 7, not specifically located on record

Dated: September 11, 1980

Recorded: September 23, 1980

Auditor's No.: 8009230001

(Affects a portion of Lot 7, not specifically located on record)

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The State of Washington

Purpose: Construct, maintenance and operation of drainage facilities

Area Affected: See record for exact location

Dated: April 29, 1988

Recorded: June 8, 1988

Auditor's No.: 8806080008

(Affects said plat and other property)

G. DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

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

And: The City of Mount Vernon

Dated: June 27, 2001

Recorded: August 22, 2001

Auditor's No.: 200108220046

(Affects said plat and other property)

Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181.

H. 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

(Affects said plat and other property)

Exhibit A**I. MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: Sedro-Woolley School District No 101
And: MVA, Inc.
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270077
(Affects said plat and other property)

J. 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 No.: 200106210002
(Affects said plat and other property)

- K. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.**
(Affects said plat and other property)

L. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: Said plat and other property
Dated: February 11, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010068

M. MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: June 8, 2005
Volume/Page: N/A
Auditor's No.: 200506080122

N. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
Auditor's No.: 200507010182
(Affects said plat and other property)

Exhibit A

- O. 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 successor or assigns
Dated: September 30, 2005
Recorded: October 7, 2005
Auditor's No.: 200510070093
Regarding: Water Service Contract
(Copy attached)
- P. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS, AS HERETO ATTACHED:
- Recorded: August 17, 2005
Auditor's No.: 200508170113
Executed By: Skagit Highlands, LLC, a Washington limited liability company
- AMENDED BY INSTRUMENTS:
- Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, June 4, 2008 and October 16, 2008
Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200806040066 and 200810160044 respectively
- Q. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, AS HERETO ATTACHED:
- Recorded: August 17, 2005
Auditor's No.: 200508170114
Executed By: Skagit Highlands, LLC, a Washington limited liability company
- PARTIAL ASSIGNMENTS OF DECLARANT'S RIGHTS:
- Recorded: November 2, 2005, May 23, 2006, May 26, 2006, August 7, 2006 and August 10, 2006
Auditor's No.: 200511020084, 200605230087, 200605260149, 200608070191 and 200608100126, respectively
- AMENDED BY INSTRUMENTS:
- Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 16, 2008, and February 5, 2009
Auditor's No.: 200604060049, 200605250083, 200605260150, 200608250117, 200612210068, 200806040066, 200810160044, and 200902050087 respectively

Exhibit A

- R. 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 No.: 200508170115
Executed By: Skagit Highlands, LLC, a Washington limited liability company
- S. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
- Grantee: City of Mount Vernon, a Municipal Corporation
Purpose: To construct, maintain, replace, reconstruct, and remove sanitary sewage and storm drainage facilities
- Area Affected: A strip across said premises
Dated: June 30, 2006
Recorded: September 20, 2006
Auditor's No.: 200609200081
- T. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:
- Plat/Short Plat: Skagit Highlands Div. V (Phase 2)
Recorded: January 17, 2008
Auditor's No.: 200801170047
- U. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
- Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
- Area Affected: A strip of land ten (10) feet in width with five (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
- Recorded: March 19, 2007
Auditor's No.: 200703190207

Exhibit A

V. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

| | |
|----------------|--|
| Grantee: | Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation |
| Purpose: | Waterline |
| Area Affected: | Tract AU1 |
| Dated: | March 21, 2007 |
| Recorded: | March 29, 2007 |
| Auditor's No.: | 200703290063 |

End of Exhibit A