

When recorded return to:

Travis Henry Seamans and Jessica Alicia
Seamans
522 Ruby Peak Avenue
Mount Vernon, WA 98273



201812210079

12/21/2018 03:58 PM 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.: 620036313

CHICAGO TITLE

620036313

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Baker and Brittaney M. Baker, 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 Travis Henry Seamans and Jessica Alicia Seamans, a married
couple

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

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

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

Lot(s): 60 SKAGIT HIGHLANDS DIV 3

Tax Parcel Number(s): P124593/ 4892-000-060-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185550

DEC 21 2018

Amount Paid \$ 5879.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: December 12, 2018



Christopher Baker

Brittaney M. BakerState of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Christopher Baker and Brittaney m. Baker
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: December 19 2018

Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Armagaton
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124593/ 4892-000-060-0000

Lot 60, "Plat of Skagit Highlands Division 3," as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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

2. 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

3. 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

4. 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

5. 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

6. 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

EXHIBIT "B"Exceptions
(continued)

7. 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
8. 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
9. Matters disclosed by Record of Survey;
 Filed: June 8, 2005
 Auditor's File No.: 200506080122, records of Skagit County, Washington
10. 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
11. 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
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

EXHIBIT "B"**Exceptions
(continued)**

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

13. 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

14. 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, February 5, 2009, October 26, 2015 December 16, 2015 and August 10, 2017
 Auditor's No(s).: 200604060049, 200605230088, 200605260150, 200608250117, 200612210068, 200806040066, 200902050087, 201510210021, 201510210022, 201510260102, 201510260101, 201512160015 and 201708100003 records of Skagit County, Washington

15. 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

16. 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

17. Water Service Contract Agreement and the terms and conditions thereof;
 Between: Public Utility District No. 1 of Skagit County

EXHIBIT "B"Exceptions
(continued)

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

18. 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
19. City, county or local improvement district assessments, if any.
20. Assessments, if any, levied by City of Mount Vernon.
21. Assessments, if any, levied by Skagit Highlands Homeowner's Association.