

When recorded return to:  
Kristina Garza-Lyons  
218 Marble Creek Drive  
Mount Vernon, WA 98273



**201812240096**

12/24/2018 11:06 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036095

**CHICAGO TITLE**  
**620036095**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rosalba Trejo-Cuevas, an unmarried person as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kristina Garza-Lyons, an unmarried woman and John Ochs, a  
married man as his sole and separate property

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

Lot 35, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," a Planned Unit Development, approved  
August 21, 2006, and recorded on August 23, 2006, under Auditor's File Number 200608230062,  
records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P124947 / 4902-000-035-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20185561  
DEC 24 2018

Amount Paid \$5,968.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: December 18, 2018

Rosalba Trejo-Cuevas  
Rosalba Trejo-Cuevas

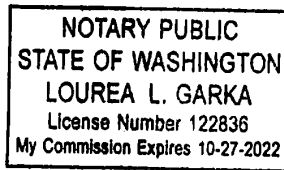
State of wa

County of Snohomish

I certify that I know or have satisfactory evidence that  
Rosalba Trejo-Cuevas  
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 20, 2018

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Exceptions

1. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483, 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.
2. 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
3. Storm Drainage Release 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
4. 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
5. 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, records of Skagit County, Washington.
6. 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  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Lots 1 through 4 and 10
7. 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 successors and assigns  
Recorded: October 7, 2005  
Auditor's No. 200510070093, records of Skagit County, Washington  
Providing: Water service contract
8. Agreement, including the terms and conditions thereof; entered into;  
By: The City of Mt. Vernon

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

And Between: MVA, Inc., a Washington corporation  
 Recorded: June 21, 2001  
 Auditor's No.: 200106210002, records of Skagit County, Washington  
 Affects: Said plat and other property

MODIFIED by instrument(s):  
 Recorded: July 1, 2005  
 Auditor's No(s).: 200507010182, records of Skagit County, Washington

9. 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: April 6, 2006; May 25, 2006; May 26, 2006; July 25, 2006; June 4, 2008;  
 October 16, 2008  
 Auditor's No(s).: 200604060049; 20005250083; 200605260150; 200607250099;  
 200806040066; 200810160044, records of Skagit County, Washington

10. 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

Partial Assignments of Declarant's Rights;  
 Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006 and December 13, 2007  
 Auditor's File No.: 200511020084; 200605230087; 200605260149; 200608070191; 200608100126, and 200712130087, records of Skagit County, Washington

Amended by instrument(s):  
 Recorded: April 6, 2006, May 25, 2006; May 26, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015  
 Auditor's No(s).: 200604060049; 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102; 201512160015 and 201708100003 records of Skagit County, Washington

11. Supplemental Declaration of Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race,

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

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): 200508170115, records of Skagit County, Washington

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

12. Agreement, including the terms and conditions thereof; entered into;  
 By: MVA, 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

13. 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 PLAT OF SKAGIT HIGHLANDS DIVISION IV:  
 Recording No: 200608230062
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Assessments, if any, levied by Skagit Highlands Homeowner's Association.