

When recorded return to:
Isaac Oss and Alysa Oss
609 Monarch Boulevard
Mount Vernon, WA 98273



201902210044

02/21/2019 11:32 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500079998

CHICAGO TITLE

500079998

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle Robert Leber and Christina Renea Leber, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Isaac Oss and Alysa Oss, a married couple

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

Lot 214, 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): P125426 / 4915-000-214-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019583

FEB 21 2019

Amount Paid \$ 5,612.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED (continued)

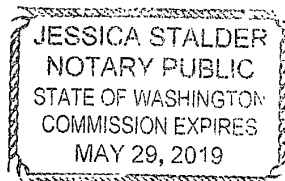
Dated: February 1, 2019

Kyle Robert Leber
 Kyle Robert Leber
Christina Renea Leber
 Christina Renea Leber

State of Washington
 County of Skagit

I certify that I know or have satisfactory evidence that Kyle Robert Leber & Christina Renea Leber
 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: 2/1/19



Jessica Stalder
 Name: Jessica Stalder
 Notary Public in and for the State of WA
 Residing at: Mount Vernon, WA
 My appointment expires: 5/29/19

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: April 6, 2006; May 25, 2006; May 26, 2006; July 25, 2006; June 4, 2008;
 October 16, 2008
 Auditor's No(s): 200604060049; 200605250083; 200605260150; 200607250099;
 200806040066; 200810160044, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

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
 Executed By: Skagit Highlands, LLC, a Washington limited liability company
- AMENDED by instrument(s):
 Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009
 Auditor's No(s): 200511020084; 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 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 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 V (PHASE 1):
- Recording No: 200612210067, records of Skagit County, Wa

EXHIBIT "A"Exceptions
(continued)

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
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. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
24. Easement delineated on the face of said plat;
For: Utilities and drainage
Affects: Portion of said premises
25. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.
26. City, county or local improvement district assessments, if any.
27. Local Improvement assessments, if any, levied by City of Mt. Vernon.
28. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.