



201902270064

02/27/2019 01:29 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

When recorded return to:

David B. Christensen and Brandy A. Christensen
5347 Wellspring Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037228

CHICAGO TITLE

020037228

STATUTORY WARRANTY DEED

THE GRANTOR(S) Branden Roy and Jessey Roy, 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 David B. Christensen and Brandy A. Christensen, husband and wife, as Joint Tenants

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

Lot 372, 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.

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

Tax Parcel Number(s): P127303 / 4948-000-372-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019061
FEB 27 2019

Amount Paid \$5,701.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 22, 2019

Branden Roy, by Jesse Roy, his Attorney in Fact
Branden Roy, by Jesse Roy, his Attorney in Fact

Jesse Roy
Jessey Roy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jessey Roy is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument for herself and as the Power of Attorney of Branden Roy to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 26, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"

Exceptions

1. 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 Skagit Highlands Division V (Phase 2):

Recording No: 200801170047

2. Reservations and exceptions contained in the deed

Recording No.: Volume 49 Deeds, page 532

The Company makes no representations about the present ownership of these reserved and excepted interests.

3. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording Nos.: 9203270092, 9303110069, 9308060022 and 9309210028

Affects: Said Plat and other property

4. Reservations, restrictions and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912

Recording No.: 94380

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 27, 1960

Recording No.: 599210

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation

Regarding: Electric transmission and/or distribution line

Affects: Said Plat and other property

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 23, 1980

Recording No.: 8009230001

In favor of: Puget Sound Power & Light Company, a Washington corporation

Regarding: Electric transmission and/or distribution line

EXHIBIT "A"

Exceptions
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: June 8, 1988
Recording No.: 8806080008
Regarding: Construct, maintain and operation of drainage facilities
Affects: Said Plat and other property
8. Developer Extension Agreement, including the terms and conditions thereof;
- Between: M.V.A, Inc., a corporation. and The City of Mt. Vernon
Recorded: August 22, 2001
Recording No.: 200108220046
Affects: Said plat and other property
- AMENDED by instrument(s):
- Recorded: July 1, 2005
Recording No.: 200507010181
9. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;
- Between: Georgia Schopf, as her separate estate, and MVA, Inc., a Washington corporation
Recorded: July 27, 2001
Recording No.: 200107270065
Affects: Said plat and other property
10. Mitigation Agreement, including the terms and conditions thereof;
- And Between: Sedro-Woolley School District No. 101, and MVA, Inc.
Recorded: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property
11. Development Agreement, including the terms and conditions thereof;
- Between: The City of Mt. Vernon, and MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002
Providing: Said plat and other property
12. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof;
- Recorded: May 23, 2002
Recording No.: 200205230079

EXHIBIT "A"

Exceptions
(continued)

Affects: Said plat and other property

Said document was amended by document recorded on June 3, 2002 under recording number 200206030153.

13. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company, a Washington corporation
Regarding: Electric transmission and/or distribution line
Affects: Said plat and other property

14. 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 Survey:

Recording No: 200506080122

15. Terms and conditions of the Master Plan;

Recorded: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property

16. Agreement, including the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns
Recorded: October 7, 2005
Recording No.: 200510070093
Regarding: Water Service Contract

17. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recorded: August 17, 2005
Recording No.: 200508170113
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instruments:

EXHIBIT "A"Exceptions
(continued)

Recording Nos.: 200607250099; 200806040066; 200810160044

18. 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
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording Nos.: 200511020084; 200604060049; 200605230087; 200605250083;
 200605260149; 200605260150; 200608070191; 200608100126; 200608250117;
 200612210068; 200806040066; 200810160044; 200902050087; 201510210021;
 201510210022; 201510260101; 201510260102; 201512160015 and 201708100003

19. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recorded: August 17, 2005
 Recording No.: 200508170115
 Executed by: Skagit Highlands, LLC, a Washington limited liability company

20. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 20, 2006
 Recording No.: 200609200081
 Regarding: Sanitary sewage and storm drainage facilities
 Affects: A strip across said premises

21. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 19, 2007
 Recording No.: 200703190207
 In favor of: Puget Sound Power & Light Company
 Regarding: Electric transmission and/or distribution line

22. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: March 29, 2007
 Recording No.: 200703290063
 For: Waterline

EXHIBIT "A"Exceptions
(continued)

23. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
24. City, county or local improvement district assessments, if any.
25. Local Improvement assessments, if any, levied by City of Mt. Vernon.
26. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.