

When recorded return to:  
Kristopher Schuhow and Lauren Schuhow  
4932 Monarch Boulevard  
Mount Vernon, WA 98273



201903080086

03/08/2019 03:16 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.: 620037178

CHICAGO TITLE  
020037178

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Matthew N. Bennett and Cynthia Bennett, 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 Kristopher Schuhow and Lauren Schuhow, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 228, PLAT OF SKAGIT HIGHLANDS DIVISION 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): P125440 / 4915-000-228-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20190308  
MAR 08 2019

Amount Paid \$ 53300  
Skagit Co. Treasurer  
By MA Deputy

**STATUTORY WARRANTY DEED**  
(continued)

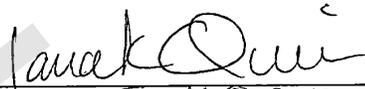
Dated: February 7, 2019

  
Matthew N. Bennett  
  
Cynthia Bennett

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Matthew N. Bennett and Cynthia Bennett are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 06, 2019

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

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

## 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  
File No. 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  
Auditor's File No. 9303110069  
Auditor's File No. 9308060022  
Auditor's File No. 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  
Recording No.: 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  
Recording No.: 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  
Recording No.: 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  
Recording No.: 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  
Recording No.: 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  
Recording No.: 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  
Recording No.: 200506080122, records of Skagit County, Washington
14. Terms and conditions of the Master Plan;  
Recorded: July 1, 2005  
Recording 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  
Recording 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  
Recording 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; June 4, 2008; October 16, 2008  
Recording No.: 200607250099  
Recording No.: 200806040066  
Recording No.: 200810160044,  
records of Skagit County, Washington
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

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

or restriction is permitted by law;

Recorded: August 17, 2005

Recording No.: 200508170114, records of Skagit County, Washington

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

AMENDED by instrument(s):

Recorded: November 2, 2005; April 6, 2006, May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009

Recording No.: 200511020084

Recording No.: 200604060049

Recording No.: 200605250083

Recording No.: 200605260150

Recording No.: 200608250117

Recording No.: 200612210068;

Recording No.: 200806040066;

Recording No.: 200810160044

Recording No.: 200902050087

Recording No.: 201510210021

Recording No.: 201510210022

Recording No.: 201510260101

Recording No.: 201510260102

Recording No.: 201512160015

Recording No.: 201708100003

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  
Recording 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  
Recording No.: 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, 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 PLAT

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

OF SKAGIT HIGHLANDS DIVISION V (PHASE 1):

Recording No: 200612210067

21. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 19, 2007  
Recording No.: 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  
Recording No.: 200703290063, records of Skagit County, Washington  
For: Waterline  
Affects: Tract AU1
23. City, county or local improvement district assessments, if any.
24. Local Improvement assessments, if any, levied by City of Mt. Vernon.
25. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.