

When recorded return to:  
Joel Stamm and Jessica Stamm  
4701 Glacier Street  
Mount Vernon, WA 98273

201903290058

03/29/2019 11:47 AM 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.: 620037454

CHICAGO TITLE  
620037454

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark D. Pyle, a married man as his separate estate, and Cynthea Drake, his spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joel Stamm and Jessica Stamm, 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): 44 SKAGIT HIGHLANDS DIV 3

Tax Parcel Number(s): P124577 / 4892-000-044-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191121  
MAR 29 2019

Amount Paid \$ 5169.00  
By *MS* Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: March 21, 2019

[Signature]  
Mark D. Pyle

[Signature]  
Cynthia Drake

State of Washington  
Skagit county of Skagit

I certify that I know or have satisfactory evidence that Mark D. Pyle and Cynthia Drake is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 26, 2019

[Signature]  
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  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124577 / 4892-000-044-0000**

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Lot 44, Plat of Skagit Highlands Division 3, as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of 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. 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."
20. City, county or local improvement district assessments, if any.
21. Liability to future assessments, if any, levied by the City of Mount Vernon.
22. Dues, charges and assessments, if any, levied by Skagit Highlands Homeowners Association.