



201904080095

04/08/2019 03:23 PM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

When recorded return to:

Gabriel Bazante-Perez and Virginia Agreda Nunez
4681 Glacier Street
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.: 620037668

CHICAGO TITLE
620037668

STATUTORY WARRANTY DEED

THE GRANTOR(S) David A. Carabba and Nancy J. Carabba, 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 Gabriel Bazante-Perez and Virginia Agreda Nunez, a married couple

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

Lot 37, "Plat of Skagit Highlands Division 3", according to the plat thereof, recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P124570 / 4892-000-037-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191235

APR 08 2019

Amount Paid \$ 6644.40

Skagit Co. Treasurer

By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 3, 2019

David A. Carabba

David A. Carabba

Nancy J. Carabba

Nancy J. Carabba

State of California
County of Riverside

I certify that I know or have satisfactory evidence that

David A. Carabba & Nancy J. Carabba
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: April 5, 2019



Lavonda C. Lee Notary Public
Name: Lavonda C. Lee
Notary Public in and for the State of California
Residing at: La Quinta
My appointment expires: Dec 30, 2019

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of RiversideOn April 5, 2019 before me, Lavonda C Lee, Notary PublicA Notary Public personally appeared David A Carabba + Nancy J Carabba

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in cursive script, appearing to read 'Lavonda C. Lee'.

Notary Public

(Seal)

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Recording No.: Volume 49 of Deeds, page 532

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550:

Recording Nos.: 9203270092, 9303110069, 9308060022 and 9309210028

3. Pre-Annexation Agreement and the terms and conditions thereof;

Between: City of Mount Vernon and Mount Vernon Association, Inc.
Recording Date: March 27, 1992
Recording No.: 9203270093

4. Development Agreement and the terms and conditions thereof;

Between: The City of Mount Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002

Modified by instrument(s):

Recording Date: July 1, 2005
Recording No.: 200507010182

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
Recording Date: July 27, 2001
Recording No.: 200107270065

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

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

Recording Date: July 27, 2001
Recording No.: 200107270077

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
Recording Date: August 22, 2001
Recording No.: 200108220046

Amended by instrument(s):

Recording Date: July 1, 2005
Recording No.: 200507010181

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof;

Recording Date: May 23, 2002
Recording No.: 200205230079
Amended by instrument(s):

Recording Date: June 3, 2002
Recording No.: 200206030153

9. 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

10. Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands and The Quadrant Corporation
Dated: October 21, 2004
Recording Date: November 1, 2004
Recording No.: 200411010178

11. Memorandum of Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC The Quadrant Corporation

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

Recording Date: November 1, 2004
Recording No.: 200411010179

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

Recording Date: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company
Regarding: Electric transmission and/or distribution line

13. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;

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

Amended by instrument(s):
Recording Date: July 25, 2006
Recording No.: 200607250099

14. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 17, 2005
Recording No.: 200508170114

Partial Assignment of Declarant's Rights:

Recording Date: May 26, 2006
Recording No.: 200605260149

Assignment of Declarant's Rights:

Recording Date: July 25, 2006
Recording No.: 200607250100

Declaration amended / modified by instrument(s):

Recording Nos.: 200604060049, 200605230088, 200605260150, 200608250117, 200612210068, 200806040066, 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 and 201708100003.

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

15. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
- Recording Date: August 17, 2005
 Recording No.: 200508170115
 Executed By: Skagit Highlands, LLC, a Washington limited liability company
16. Terms and conditions of the Master Plan Agreement;
- Recording Date: July 1, 2005
 Recording No.: 200507010182
17. Water Service Contract Agreement and the terms and conditions thereof;
- Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC
 or its successors or assigns
 Recording Date: October 7, 2005
 Recording No.: 200510070093
 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,

EXHIBIT "A"Exceptions
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. City, county or local improvement district assessments, if any.
22. Assessments, if any, levied by City of Mount Vernon.
23. Assessments, if any, levied by Skagit Highland Homeowner's Association.