


When recorded return to:
Gregory A. Asher and Michaun S. Asher
465 Crested Butte Boulevard
Mount Vernon, WA 98273


201904190064
04/19/2019 11:27 AM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191420
APR 19 2019

Amount Paid \$ 5701.00
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037265

CHICAGO TITLE
620037265

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Eddy, Jr. and Rachyl Eddy, 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 Gregory Aaron Asher and Michaun Sherry Asher, husband and wife

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

Lot 179, 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): P125391 / 4915-000-179-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: April 12, 2019

Robert Eddy Jr. by Rachyl
Eddy his attorney in fact

Robert Eddy, Jr. by Rachyl Eddy his attorney in fact

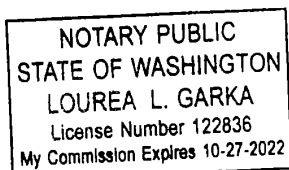
Rachyl Eddy
Rachyl Eddy

State of WASHINGTONCounty of SKAGOT

I certify that I know or have satisfactory evidence that Rachyl Eddy is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Robert Eddy, Jr. and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 18, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of WASHINGTON
County of SKagit

I certify that I know or have satisfactory evidence that

Rachyl Eddu
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 18, 2019Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

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

EXHIBIT "A"

Exceptions
(continued)

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

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.