

When recorded return to:
Eloy Herman Duran and Tommee Leah Duran
925 CRESTED BUTTE BLVD.
MOUNT VERNON, WA 98273



201905290114

05/29/2019 02:18 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.: 620037684

CHICAGO TITLE
620037684

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samuel Gomez and Jerica Gomez, 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 Eloy Herman Duran and Tommee Leah Duran, a married couple

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

Lot 333, 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.)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2027
MAY 29 2019

Tax Parcel Number(s): P125545 / 4915-000-333-0000

Amount Paid \$ 7,125.⁰⁰
Skagit Co. Treasurer
By *m dm* Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 15, 2019

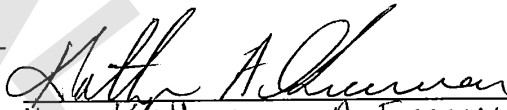


Samuel Gomez

Jerica GomezState of Washington

County of Skagit

I certify that I know or have satisfactory evidence that
Samuel Gomez and Jerica Gomez
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: MAY 20, 2019

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"
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 in Volume 49 Deeds, page 532.

Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

No determination has been made as to the current ownership or other matters affecting said reservations.
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded under recording number 9203270092, 9303110069, 9308060022 and 9309210028.

Affects: Said Plat and other property
3. Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912
Recording No.: 94380
4. 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
For: Electric transmission and/or distribution line
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
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line
Affects: Portion of said premises
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: June 8, 1988
Recording No.: 8806080008
For: Construct, maintain and operation of drainage facilities
Affects: Said Plat and other property
7. Developer Extension Agreement, including the terms and conditions thereof:

EXHIBIT "A"Exceptions
(continued)

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

8. 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

9. Mitigation Agreement, including the terms and conditions thereof;

Between: Sedro-Woolley School District No. 101 and MVA, Inc.
Recorded: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property

10. 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

11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Recording No. 200205230079.

Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: June 3, 2002
Recording No.: 200206030153

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

Recorded: March 1, 2005
Recording No.: 200503010068

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

In favor of: Puget Sound Power & Light Company, a Washington corporation
 For: Electric transmission and/or distribution line
 Affects: Said plat and other property

13. 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

14. Terms and conditions of the Master Plan;

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

15. 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
 Providing: Water Service Contract

16. 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 instrument(s):

Recording No.: 200607250099
 Recording No.: 200806040066
 Recording No.: 200810160044

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 or restriction is permitted by law;

EXHIBIT "A"Exceptions
(continued)

Recorded: August 17, 2005
 Recording No.: 200508170114
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

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

18. 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

19. 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 the Plat of Skagit Highlands Division V, Phase 1:

Recording No: 200612210067

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

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

EXHIBIT "A"Exceptions
(continued)

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 |
| For: | Electric transmission and/or distribution line |
| Affects: | Portion of said premises |
22. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- | | |
|----------------|----------------|
| Recorded: | March 29, 2007 |
| Recording No.: | 200703290063 |
| For: | Waterline |
23. City, county or local improvement district assessments, if any.
24. Assessments, if any, levied by the City of Mount Vernon.
25. Assessments, if any, levied by Skagit Highland Homeowners Association.