


When recorded return to:  
Ryan E. O'Hara and Megan C. O'Hara  
5630 Swift Creek Drive  
Mount Vernon, WA 98273

  
**201907010074**  
07/01/2019 01:54 PM Pages: 1 of 7 Fees: \$107.50  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
020038632

Escrow No.: 620038632

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Dalila L. Rodriguez and Jose O. Tinoco, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ryan E. O'Hara and Megan C. O'Hara, a married couple

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

Lot 126, Plat of Skagit Highlands Division V (Phase 2), as per plat recorded on January 17, 2008,  
under Auditor's File No. 200801170047, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel Number(s): P127228 / 4948-000-126-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2694  
JUL 01 2019

Amount Paid \$ 5968.00  
Skagit Co. Treasurer  
By *Jam* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 20, 2019

*Dalila L. Rodriguez*

Dalila L. Rodriguez

*Jose O. Tinoco*

Jose O. Tinoco

State of WASHINGTON

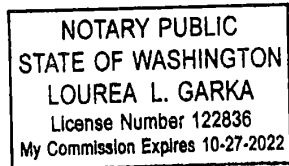
County of Skagit

I certify that I know or have satisfactory evidence that

Dalila L. Rodriguez Jose O. Tinoco  
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: June 25, 2019

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



**EXHIBIT "A"**  
Exceptions

1. 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 Skagit Highlands Division V (Phase 2):

Recording No: 200801170047

2. Reservations and exceptions contained in the deed

Recording No.: Volume 49 Deeds, page 532

The Company makes no representations about the present ownership of these reserved and excepted interests.

3. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording Nos.: 9203270092, 9303110069, 9308060022 and 9309210028

Affects: Said Plat and other property

4. Reservations, restrictions and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912  
Recording No.: 94380

5. 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  
Regarding: Electric transmission and/or distribution line  
Affects: Said Plat and other property

6. 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  
Regarding: Electric transmission and/or distribution line

**EXHIBIT "A"**

Exceptions  
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: June 8, 1988  
Recording No.: 8806080008  
Regarding: Construct, maintain and operation of drainage facilities  
Affects: Said Plat and other property
8. Developer Extension Agreement, including the terms and conditions thereof;
- 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
9. 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
10. Mitigation Agreement, including the terms and conditions thereof;
- And Between: Sedro-Woolley School District No. 101, and MVA, Inc.  
Recorded: July 27, 2001  
Recording No.: 200107270077  
Affects: Said plat and other property
11. 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
12. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof;
- Recorded: May 23, 2002  
Recording No.: 200205230079

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

Affects: Said plat and other property

Said document was amended by document recorded on June 3, 2002 under recording number 200206030153.

13. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: March 1, 2005  
 Recording No.: 200503010068  
 In favor of: Puget Sound Power & Light Company, a Washington corporation  
 Regarding: Electric transmission and/or distribution line  
 Affects: Said plat and other property
14. 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
15. Terms and conditions of the Master Plan;
- Recorded: July 1, 2005  
 Recording No.: 200507010182  
 Affects: Said plat and other property
16. 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  
 Regarding: Water Service Contract
17. 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 instruments:

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

Recording Nos.: 200607250099; 200806040066; 200810160044

18. 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;

Recorded: August 17, 2005  
 Auditor's No(s): 200508170114  
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording Nos.: 200511020084; 200604060049; 200605230087; 200605250083;  
 200605260149; 200605260150; 200608070191; 200608100126; 200608250117;  
 200612210068; 200806040066; 200810160044; 200902050087; 201510210021;  
 201510210022; 201510260101; 201510260102; 201512160015 and 201708100003

19. 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

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

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

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  
 Regarding: Electric transmission and/or distribution line

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

Recorded: March 29, 2007  
 Recording No.: 200703290063  
 For: Waterline

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

23. 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."

24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
25. City, county or local improvement district assessments, if any.
26. Assessments, if any, levied by City of Mount Vernon.
27. Assessments, if any, levied by Skagit Highland Homeowners Association.