



201907160095

07/16/2019 03:32 PM Pages: 1 of 7 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Sean Thomas Marshall
5273 Wellspring Road
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.: 620038844

CHICAGO TITLE
620038844

STATUTORY WARRANTY DEED

THE GRANTOR(S) S & R Properties, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part
of an IRS 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Sean Thomas Marshall, a single man

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

Lot 322, PLAT OF SKAGIT HIGHLANDS DIVISON 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): P125534 / 4915-000-322-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192951
JUL 16 2019

Amount Paid \$6,395.20
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 11, 2019

S & R Properties, LLC

BY: 

Scott N. Sanderson
Member

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Scott N. Sanderson

~~Is~~ Are the person(s) who appeared before me, and said person acknowledged that ~~he~~ she/they signed this instrument, on oath stated that ~~he~~ she/they was authorized to execute the instrument and acknowledged it as the Member of S & R Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 15, 2019

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Commission Expires 09-08-2022



Name: Sharon E. Schoonover
Notary Public in and for the State of WA
Residing at: State Street
My appointment expires: 9-8-22

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
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded under Auditor's File No. 9203270092, 9303110069, 9308060022 and 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
Auditor's No(s): 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
Auditor's No(s): 8009230001
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 8, 1988
Auditor's No(s): 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;
By: M.V.A, Inc., a corporation
And Between: The City of Mt. Vernon
Recorded: August 22, 2001

EXHIBIT "A"Exceptions
(continued)

Auditor's No. 200108220046
Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005
Auditor's No(s): 200507010181

8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;

By: Georgia Schopf, as her separate estate
And Between: MVA, Inc., a Washington corporation
Recorded: July 27, 2001
Auditor's No. 200107270065
Affects: Said plat and other property

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

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

10. Development Agreement, including the terms and conditions thereof;

By: The City of Mt. Vernon
And Between: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Auditor's 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 Auditor's File No. 200205230079.

Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: June 3, 2002
Auditor's No(s): 200206030153

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

Recorded: March 1, 2005
Auditor's No(s): 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
Auditor's File No.: 200507010182
Affects: Said plat and other property

15. Agreement, including the terms and conditions thereof;

By: Public Utility District No. 1 of Skagit County
And Between: Skagit Highlands, LLC, or its successor or assigns
Recorded: October 7, 2005
Auditor's No. 200510070093
Providing: Water Service Contract

16. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recorded: August 17, 2005
Auditor's File No.: 200508170113,
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recorded: July 25, 2006; June 4, 2008; October 16, 2008
Auditor's No(s): 200607250099; 200806040066; 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;

Recorded: August 17, 2005

EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s): 200508170114

Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150;
200608250117; 200612210068; 200806040066; 200810160044; 200902050087;
201510210021; 201510210022; 201510260101; 201510260102; 201512160015 and
201708100003.

18. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recorded: August 17, 2005

Auditor's File No.: 200508170115

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

Auditor's No(s): 200609200081

For: Sanitary sewage and storm drainage facilities

Affects: A strip across said premises

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

Recorded: March 19, 2007

Auditor's No(s): 200703190207

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line

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

Recorded: March 29, 2007

Auditor's No(s): 200703290063

For: Waterline

Affects: Tract AU1

22. 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

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

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."

23. City, county or local improvement district assessments, if any.
24. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.
25. Assessments, if any, levied by City of Mount Vernon.