

When recorded return to:
Jonathan A. Manderville
5462 Razor Peak Drive
Mount Vernon, WA 98273



201907190066

07/19/2019 11:38 AM Pages: 1 of 7 Fees: \$107.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2005
JUL 19 2019

Amount Paid \$107.50
By Skagit Co. Treasurer Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245412910

CHICAGO TITLE
020038815

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig L. Jones and Janet Jones, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Jonathan A. Manderville, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 49, 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.

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

Tax Parcel Number(s): P127155, 4948-000-049-0000

Subject to:

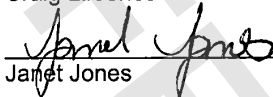
Exhibit "A" attached hereto and by this reference made a part hereof.

STATUTORY WARRANTY DEED
(continued)

Dated: July 9, 2019



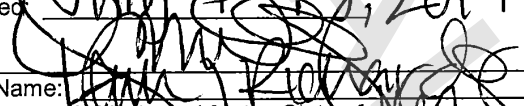
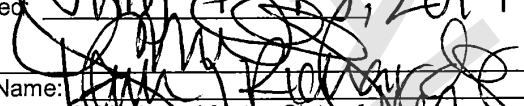
Craig L. Jones



Janet Jones

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Craig L. Jones and Janet Jones are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:  JUL 15, 2019Name: Notary Public in and for the State of Residing at: 

My appointment expires: 03-29-2020



EXHIBIT "A"

Order No.: 620038815/245412910

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

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.

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

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

Recording Date: December 14, 1912

Recording No.: 94380

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

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"

Order No.: 620038815/245412910

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

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

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

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

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

EXHIBIT "A"

Order No.: 620038815/245412910

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

Recorded: May 23, 2002
Recording No.: 200205230079
Affects: Said plat and other property

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

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

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

Terms and conditions of the Master Plan;

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

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

EXHIBIT "A"

Order No.: 620038815/245412910

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:

Recording Nos.: 200607250099; 200806040066; 200810160044

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

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

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

EXHIBIT "A"

Order No.: 620038815/245412910

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

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

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

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.