

When recorded return to:

Andrew David Babakan and Erin Amanda Babakan
4755 Mount Baker Loop
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.: 620038345

CHICAGO TITLE CO.

620038345

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3713

Aug 29 2019

Amount Paid \$7303.00

Skagit County Treasurer

By Marissa Guerrero Deputy

THE GRANTOR(S) Christian Kingsley Baisch and Jennifer Baisch, 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 Andrew David Babakan and Erin Amanda Babakan, a married
couple

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

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

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

Lot(s): 50 SKAGIT HIGHLANDS DIVISION II

Tax Parcel Number(s): P124270 / 4887-000-050-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 21, 2019




Christian Kingsley Baisch



Jennifer Baisch

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Christian Kingsley Baisch and Jennifer Baisch
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: August 27, 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"
Legal Description

For APN/Parcel ID(s): P124270 / 4887-000-050-0000

LOT 50, "SKAGIT HIGHLANDS, DIVISION II, " AS PER PLAT RECORDED ON APRIL 4, 2006,
UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: March 30, 1903 in Volume 49 of Deeds, page 532
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
Affects: Said plat and other property
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 838309, 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
Affects: Said plat and other property
3. Terms and conditions of the Master Plan;
Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
Affects: Said plat and other property
4. Development Agreement and the terms and conditions thereof:

Between: The City of Mount Vernon
And: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Auditor's No.: 200106210002
Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Auditor's File No. 200507010182.
5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);
Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Recorded: July 27, 2001
Auditor's No(s): 200107270065, records of Skagit County, Washington
Affects: Said plat and other property
6. Mitigation Agreement, including the terms and conditions thereof; entered into;

EXHIBIT "B"

**Exceptions
(continued)**

By: Sedro-Woolley School District No. 101
And Between: MVA, Inc.
Recorded: July 5, 2001
Auditor's No.: 200107270077, records of Skagit County, Washington
Providing: MVA, Inc.
Affects: Said plat and other property

7. Developer Extension Agreement and the terms and conditions thereof;

Between: M.V.A., Inc., a corporation
And: The City of Mount Vernon
Dated: June 27, 2001
Recorded: August 22, 2001
Auditor's No.: 200108220046
Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181.

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit County, Washington and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.
Affects: Said plat and other property

9. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;
Recorded: August 17, 2005
Auditor's File 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
Auditor's No(s).: 200607250099; 200806040066; 200810160044, records of Skagit County, Washington

10. 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, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company

EXHIBIT "B"**Exceptions
(continued)**

AMENDED by instrument(s):

Recorded: November 2, 2005; April 6, 2006, May 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008, October 16, 2008 and February 5, 2009, October 21, 2015, October 26, 2015, December 16, 2016 and August 10, 2017

Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150, 200607250100, 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 and 201708100003 records of Skagit County, Washington

11. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
Recorded: August 17, 2005
Auditor's File No.: 200508170115, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company

12. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 11, 2005
Auditor's No(s): 200507110156, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Affects: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way
Affects: All lots in Division II

13. 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 successors or assigns
Recorded: October 7, 2005
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water Service Contract

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 Skagit Highlands Division II:

Recording No: 200604040052

EXHIBIT "B"

Exceptions
(continued)

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Skagit Highlands Homeowners Association.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by Mount Vernon.