



**201908300251**

08/30/2019 03:49 PM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

**When recorded return to:**

Victor M Aguilar Andrade and Veronica Sanchez  
Flores  
4754 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.: 620038876

**CHICAGO TITLE CO.**

*620038876*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sakshi Chopra and Raman Chopra, husband and wife on date of acquiring title and all times since

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Victor M Aguilar Andrade and Veronica Sanchez Flores, a married couple

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

Lot 45, "Skagit Highlands, Division II", a Planned Unit Development, approved April 3, 2006 and recorded on April 4, 2006 under Auditor's File No. 200604040052, 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): P124265/ 4887-000-045-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20193796*

**AUG 30 2019**

Amount Paid \$ *7036.00*  
Skagit Co. Treasurer

By *HB* Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: August 27, 2019

Sakshi Chopra  
Sakshi Chopra  
Raman Chopra  
Raman Chopra

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Sakshi Chopra  
(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 29, 2019

MICHAEL D. VAN WAGNER  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 05-01-2021

Michael D. Van Wagner  
Name: Michael D. Van Wagner  
Notary Public in and for the State of Washington  
Residing at: Woodinville  
My appointment expires: 5-1-2021

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Raman Chopra  
(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 29, 2019

Notary Public  
State of Washington  
Katheryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

Katheryn A Freeman  
Name: Katheryn A Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2022

**EXHIBIT "A"**

## Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: Volume 49 of Deeds, Page 532

No determination has been made as to the current ownership or other matters affecting said reservations.

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

Recording Nos.: 838309, 9203270092, 9303110069, 9308060022 and 9309210028

Affects: Said plat and other property

3. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005  
Recording No.: 200507010182  
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  
Recording Date: June 21, 2001  
Recording No.: 200106210002  
Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Recording 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  
Recording Date: July 27, 2001  
Recording No.: 200107270065  
Affects: Said plat and other property

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

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

Between: M.V.A., Inc., a corporation and the City of Mount Vernon  
 Dated: June 27, 2001  
 Recording Date: August 22, 2001  
 Recording No.: 200108220046  
 Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under Recording No. 200507010181.

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

Recording Date: May 23, 2002  
 Recording No.: 200205230079

Said document was amended by instrument recorded June 3, 2002, under Recording No. 200206030153.

Affects: Said plat and other property

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

Recording Date: August 17, 2005  
 Recording No.: 200508170113  
 Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording Nos.: 200607250099, 200806040066 and 200810160044

9. 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;

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

AMENDED by instrument(s):

Recording Nos.: 200511020084; 200604060049, 200605250083; 200605260150, 200607250100, 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 and 201708100003

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

10. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recording Date: August 17, 2005  
 Recording No.: 200508170115  
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

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

Recording Date: July 11, 2005  
 Recording No.: 200507110156  
 In favor of: Puget Sound Power and Light Company  
 Regarding: Electric transmission and/or distribution line  
 Affects: All lots in Division II

12. Agreement, including the terms and conditions thereof;

Between: Skagit Highlands, LLC, or its successors or assigns and Public Utility District No. 1 of Skagit County  
 Recording Date: October 7, 2005  
 Recording No.: 200510070093  
 Regarding: Water Service Contract

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 the Plat of Skagit Highlands Division II:

Recording No: 200604040052

14. 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

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

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."

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