

When recorded return to:

Brendan H. O'Neill and Katie E. O'Neill
806 Pyramid Peak Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4028

Sep 17 2019

Amount Paid \$6537.60
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039533

CHICAGO TITLE
620039533

STATUTORY WARRANTY DEED

THE GRANTOR(S) David J. Leisenring, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brendan H. O'Neill and Katie E. O'Neill, a married couple

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

Lot 6, Skagit Highlands, Division 1, a planned unit development, recorded on August 16, 2005,
under Auditor's File No. 200508160182, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123146 / 4867-000-006-0000,

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: August 6, 2019

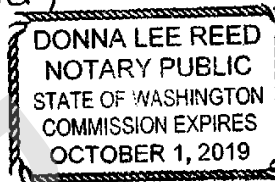
X David J. Leisenring
David J. Leisenring

Teresa Leisenring
Teresa Leisenring

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David J. Leisenring is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/16/19
Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manassas, VA
My appointment expires: 10/1/2019



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Teresa Leisenring is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/16/19
Kelli Mayo
Name: Kelli Mayo
Notary Public in and for the State of WA
Residing at: Seattle, WA
My appointment expires: 6/19/21



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: Entire plat
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Auditor's File No. 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: Entire plat
4. 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, records of Skagit County, Washington
5. 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 DIV. 1:

Recording No: 200508160182
6. 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 successor or assigns
Recorded: October 7, 2005
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water Service Contract
7. 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

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

8. 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

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

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

9. 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, records of Skagit County, Washington
- Executed by: Skagit Highlands, LLC, a Washington limited liability company'
10. Storm Drainage Release Agreement:
- Recording Date: July 27, 2001
- Recording No.: 200107270065
- Affects: Entire plat
11. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: March 1, 2005
- Auditor's No.: 200503010068, records of Skagit County, Washington
- In favor of: Puget Sound Power & Light Company
- For: Underground electric system, together with necessary appurtenances
- Affects: Entire plat
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

13. 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."

14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Assessments, if any, levied by Skagit Highlands Homeowners' Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 03, 2019
between Brendan H. O'Neill Katie E. O'Neill ("Buyer")
Buyer Buyer
and David J. Leisenring ("Seller")
Seller Seller
concerning 806 Pyramid Peak Place Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat
[Signature] 08/03/2019
Buyer 08:22:48 PM PDT Date

Authenticat
[Signature] 08/04/2019
Seller 04:00:19 PM PDT Date

Authenticat
[Signature] 08/03/2019
Buyer 06:06:12 PM PDT Date

Seller Date