

When recorded return to:

Xin Liu
5181 Larrabee Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4069

Sep 19 2019

Amount Paid \$6057.00
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.: 620039587

CHICAGO TITLE
020039587

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott M. Mcpherson and Sally A. Mcpherson, 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 Xin Liu, an unmarried person, as her separate estate

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

LOT 312, SKAGIT HIGHLANDS DIVISION V (PHASE 1), AS PER PLAT RECORDED ON
DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, 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): P125524 / 4915-000-312-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 14, 2019

X [Signature]
Scott M. Mcpherson
X [Signature]
Sally A. Mcpherson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott M. Mcpherson and Sally A. Mcpherson 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: 9/18/19

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville WA
My appointment expires: 10/1/2019

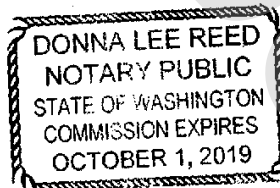


EXHIBIT "A"

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 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. 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, together with necessary appurtenances
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, together with necessary appurtenances
Affects: A portion of Lot 7, not specifically located on record

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; entered into;
By: M.V.A, Inc., a corporation
And Between: The City of Mt. Vernon
Recorded: August 22, 2001
Auditor's No. 200108220046
Affects: Said plat and other property

EXHIBIT "A"

**Exceptions
(continued)**

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; entered into;
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; entered into;
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; entered into;
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
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said plat and other property
13. Matters disclosed by Record of Survey;
Filed: June 8, 2005
Auditor's File No.: 200506080122

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

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; 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
 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
 Auditor's No(s): 200508170114
 Executed By: Skagit Highlands, LLC, a Washington limited liability company
- AMENDED by instrument(s):
 Recorded: November 2, 2005; April 6, 2006, May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009
 Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015, 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

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

Auditor's No(s): 200609200081
 For: Construct, maintain, replace, reconstruct and remove sanitary sewage
 and storm drainage facilities
 Affects: A strip across said premises

20. 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 Plat of Skagit Highlands Division V:

Recording No: 200612210067

21. 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, together with necessary appurtenances
 Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee
22. 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
23. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
24. Local Improvement assessments, if any, levied by City of Mt. Vernon.
25. Dues, charges, and assessments, if any, levied by Skagit Highland 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 5, 2019

between Xin Liu ("Buyer")
Buyer
and Scott M McPherson Sally A McPherson ("Seller")
Seller
concerning 5181 Larrabee Way 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.

Xin Liu 08/07/2019
Buyer Date

Buyer Date

[Signature] 08/06/2019
Seller Date

Sally A McPherson 08/06/2019
Seller Date