

When recorded return to:
Clarke Torres
3031 Old Highway 99 North Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4082

Sep 20 2019

Amount Paid \$5963.55
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039658

CHICAGO TITLE

020039658

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad T. Hoffman and Amber M. Hoffman who acquired title as Amber Petersen, 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 Clarke Torres, an unmarried person and Katelyn LeVeque, an unmarried person, as Joint Tenants

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

LOT 21, SKAGIT HIGHLANDS, DIVISION 1, A PLANNED UNIT DEVELOPMENT, RECORDED AUGUST 16, 2005 UNDER AUDITOR'S FILE NO. 200508160182, 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): P123161/ 4867-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2019

Chad T. Hoffman
Chad T. Hoffman
Amber M. Hoffman
Amber M. Hoffman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Chad T. Hoffman and Amber M. Hoffman 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: September 19, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

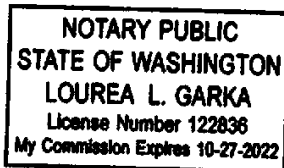


EXHIBIT "A"
Exceptions

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 Mount Vernon Ordinance No. 2483
Recording Date: March 27, 1992
Recording No.: 9203270092, records of Skagit County, Washington
3. Terms and conditions contained in City of Mount Vernon Ordinance No. 2532
Recording Date: March 11, 1993
Recording No.: 9303110069, records of Skagit County, Washington
4. Terms and conditions contained in City of Mount Vernon Ordinance No. 2546
Recording Date: August 6, 1993
Recording No.: 9308060022, records of Skagit County, Washington
5. Terms and conditions contained in City of Mount Vernon Ordinance No. 2550
Recording Date: September 21, 1993
Recording No.: 9309210028, records of Skagit County, Washington
6. Terms and conditions of the Master Plan:
Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Entire plat
7. 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.: 200206030153, records of Skagit County, Washington
8. 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

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

the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT HIGHLANDS DIV. 1:

Recording No: 200508160182

9. 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
10. 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
 Auditor's No.: 200607250099, records of Skagit County, Washington

Recorded: June 4, 2008
 Auditor's No.: 200806040066, records of Skagit County, Washington

Recorded: October 16, 2008
 Auditor's No.: 200810160044, records of Skagit County, Washington

11. 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.: 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. 200511020084; Auditor's No. 200604060049, Auditor's No. 200605250083; Auditor's No. 200605260150, Auditor's No. 200607250100, Auditor's No. 200608250117; Auditor's No. 200612210068; Auditor's No. 200806040066; Auditor's No. 200810160044; Auditor's No. 200902050087, Auditor's No. 201510210021, Auditor's No. 201510210022, Auditor's No. 201510260101, Auditor's No. 201510260102, Auditor's No. 201512160015 and Auditor's No. 201708100003 records of Skagit County, Washington

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

12. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;
 Recorded: August 17, 2005
 Auditor's No.: 200508170115, records of Skagit County, Washington
 Executed by: Skagit Highlands, LLC, a Washington limited liability company'
13. Storm Drainage Release Agreement:
 Recording Date: July 27, 2001
 Recording No.: 200107270065
 Affects: Entire plat
14. 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
15. Skagit County Right-to-farm-Ordinance, including the terms, covenants and provisions thereof;
 Recording Date: March 26, 2008
 Recording No.: 200803260054
 Affects: Said premises
16. 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."

EXHIBIT "A"

**Exceptions
(continued)**

Skagit County Right-To-Manage Natural Resource Lands Disclosure recorded April 27, 2015
in Recording No. 201504270184.

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