

When recorded return to:
Andre Francisco and Janelle Francisco
5662 Swift Creek Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4316

Oct 03 2019

Amount Paid \$6413.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039518

CHICAGO TITLE

W20039518

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Franklin and Kathleen Franklin, 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 Andre Francisco and Janelle Francisco, husband and wife

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.)

LT 118, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), REC. NO. 200801170047

Tax Parcel Number(s): P127220/ 4948-000-118-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

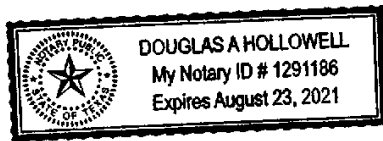
Dated: September 16, 2019

Joshua Franklin
Joshua Franklin
Kathleen Elizabeth Franklin
Kathleen Elizabeth Franklin

State of TEXAS
County of Denton

I certify that I know or have satisfactory evidence that

Joshua Franklin and Kathleen Elizabeth Franklin
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: 9/17/2019

Douglas A. Hollowell
Name: Douglas A. Hollowell
Notary Public in and for the State of Texas
Residing at: Little Elm TX
My appointment expires: 8/23/2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127220/ 4948-000-118-0000

LOT 118, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), RECORDED ON JANUARY 17, 2008 UNDER RECORDING NO. 200801170047, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. 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 V (Phase 2)::

Recording No: 200801170047

2. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
3. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.

4. 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

5. 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

6. 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

7. 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

8. Reservations, restrictions and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912

Recording No.: 94380

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

9. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: September 27, 1960
 Recording No.: 599210
 In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
 Regarding: Electric transmission and/or distribution line
 Affects: Said Plat and other property
10. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: September 23, 1980
 Recording No.: 8009230001
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 Regarding: Electric transmission and/or distribution line
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: June 8, 1988
 Recording No.: 8806080008
 Regarding: Construct, maintain and operation of drainage facilities
 Affects: Said Plat and other property
12. Pre-Annexation Agreement and the terms and conditions thereof;
- Between: City of Mount Vernon
 And: Mount Vernon Association, Inc.
 Recorded: March 27, 1992
 Recording No.: 9203270093, records of Skagit County, Washington
13. Development Agreement and the terms and conditions thereof;
- Between: The City of Mount Vernon
 And: MVA, Inc., a Washington corporation
 Recorded: June 21, 2001
 Recording No.: 200106210002, records of Skagit County, Washington
- Modified by instrument;
- Recorded: July 1, 2005
 Recording No.: 200507010182, records of Skagit County, Washington
14. Storm Drainage Release Easement Agreement and the terms and conditions thereof;
- Between: Georgia Schopf, as her separate estate
 And: MVA, Inc., a Washington corporation
 Dated: July 20, 2001
 Recorded: July 27, 2001
 Recording No.: 200107270065, records of Skagit County, Washington

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

15. Mitigation Agreement and the terms and conditions thereof;
 Between: City of Sedro Woolley School District No. 101
 And: MVA Inc., a Washington corporation
 Dated: July 5, 2001
 Recorded: July 27, 2001
 Recording No.: 200107270077, records of Skagit County, Washington

16. Developer Extension Agreement and the terms and conditions thereof;
 Between: M.C.A. Inc., a corporation
 And: the City of Mount Vernon
 Dated: July 27, 2001
 Recorded: August 22, 2001
 Recording No.: 200108220046, records of Skagit County, Washington

 Amended by instrument;
 Recorded: July 1, 2005
 Recording No.: 200507010181, records of Skagit County, Washington

17. 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.

 Amended by instrument;
 Recorded: June 3, 2002
 Recording No.: 200206030153, records of Skagit County, Washington

18. 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 Survey:

 Recording No: 200506080122

19. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 1, 2005
 Recording No.: 200503010068, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

20. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;
 Recorded: August 17, 2005

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

Recording No.: 200508170113, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s);

Recorded: April 6, 2006
 Recording No.: 200604060049, records of Skagit County, Washington

Recorded: July 25, 2006
 Recording No.: 200607250099, records of Skagit County, Washington

Recorded: June 4, 2008
 Recording No.: 200806040066, records of Skagit County, Washington

Recorded: October 16, 2008
 Recording No.: 200810160044, records of Skagit County, Washington

21. Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, as hereto attached;

Recorded: August 17, 2005
 Recording No.: 200508170114, records of Skagit County, Washington

Partial Assignment of Declarant's Rights;

Recorded: May 26, 2006
 Recording No.: 200605260149, records of Skagit County, Washington

AMENDED by instrument(s);

Recorded: November 2, 2005
 Recording No.: 200511020084, records of Skagit County, Washington

Recorded: April 6, 2006
 Recording No.: 200604060049, records of Skagit County, Washington

Recorded: February 5, 2009
 Recording No.: 200902050087, records of Skagit County, Washington

Recorded: May 25, 2006
 Recording No.: 200605250083, records of Skagit County, Washington

Recorded: May 26, 2006
 Recording No.: 200605260149, records of Skagit County, Washington

Recorded: May 26, 2006
 Recording No.: 200605260150, records of Skagit County, Washington

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

Recorded: August 7, 2006
Recording No.: 200608070191, records of Skagit County, Washington

Recorded: August 10, 2006
Recording No.: 200608100126, records of Skagit County, Washington

Recorded: August 25, 2006
Recording No.: 200608250117, records of Skagit County, Washington

Recorded: December 21, 2006
Recording No.: 200612210068, records of Skagit County, Washington

Recorded: June 4, 2008
Recording No.: 200806040066, records of Skagit County, Washington

Recorded: October 16, 2008
Recording No.: 200810160044, records of Skagit County, Washington

Recorded: February 5, 2009
Recording No.: 200902050087, records of Skagit County, Washington

Recorded: October 21, 2015
Recording No.: 201510210021, records of Skagit County, Washington

Recorded: October 21, 2015
Recording No.: 201510210022, records of Skagit County, Washington

Recorded: October 26, 2015
Recording No.: 201510260101, records of Skagit County, Washington

Said Document was corrected in

Recorded: October 26, 2015
Recording No.: 201510260102, records of Skagit County, Washington

Recorded: December 16, 2015
Recording No.: 201512160015, records of Skagit County, Washington

Recorded: August 10, 2017
Recording No.: 201708100003, records of Skagit County, Washington

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

EXHIBIT "B"

**Exceptions
(continued)**

23. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: September 20, 2006
Recording No.: 200609200081
Regarding: Sanitary sewage and storm drainage facilities
Affects: A strip across said premises
24. Terms and conditions of the Master Plan Agreement;
- Recorded: July 1, 2005
Recording No.: 200507010182, records of Skagit County, Washington
25. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: March 19, 2007
Recording No.: 200703190207
In favor of: Puget Sound Power & Light Company
Regarding: Electric transmission and/or distribution line
26. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: March 29, 2007
Recording No.: 200703290063
For: Waterline
27. Water Service Contract Agreement and the terms and conditions thereof;
- Between: Public Utility District No. 1 of Skagit County
And: Skagit Highlands, LLC or its successors or assigns
Recorded: October 7, 2005
Recording No.: 200510070093, records of Skagit County, Washington
Regarding: Water service contract
28. 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.

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

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.*

Skagit County Right-To-Manage Natural Resource Lands Disclosure recorded May 18, 2018 in Recording No. 201505180134.

29. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
30. Assessments, if any, levied by City of Mount Vernon.