

When recorded return to:
DeShawn A. Halttunen
4620 Hidden Lake Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5334
Dec 10 2019
Amount Paid \$6399.65
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.: 620040553

CHICAGO TITLE
420040553

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adolfo Garza also showing of record as Adolfo G. Garza, a unmarried person 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 DeShawn Halttunen, married as his separate property

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 23, SKAGIT HIGHLANDS DIVISION I, A PLANNED UNIT DEVELOPMENT, RECORDED ON 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): P123163 / 4867-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 29, 2019




Adolfo Garza

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Adolfo Garza 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: 12-9-19



Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
Exceptions

1. Reservations contained in Deed:
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: May 22, 1902
Recording No.: 40025
As Follows: Portion of plat lying in Section 15

2. Reservations contained in Deed:
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: May 30, 1903
Recording No.: 43547
As Follows: Reserving all petroleum, gas, coal and other valuable minerals
Affects: Entire plat and other property

3. Covenants, conditions, 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 I:

Recording No: 200508160182

4. Agreement, and the Terms and Provisions thereof:
Between: City of Mount Vernon
And: MVA, Inc.
Dated: May 23, 2001
Recording Date: June 21, 2001
Recording No.: 200106210002
Regarding: Development Agreement

5. Agreement, and the Terms and Provisions thereof:
Between: Georgia Schopf, as her separate estate
And: MVA, Inc.
Dated: July 20, 2001
Recording Date: July 27, 2001
Recording No.: 200107270065
Regarding: Storm Drainage Release Easement Agreement

6. Agreement, and the Terms and Provisions thereof:

EXHIBIT "A"

**Exceptions
(continued)**

Between: Sedro Woolley School District No. 101
And: MVA, Inc.
Dated: July 5, 2001
Recording Date: July 27, 2001
Recording No.: 200107270077
Regarding: Mitigation Agreement

7. Agreement, and the Terms and Provisions thereof:

Between: MVA, Inc,
And: City of Mount Vernon
Dated: June 27, 2001
Recording Date: August 22, 2001
Recording No.: 200108220046
Regarding: Developer Extension Agreement

8. 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

9. 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: April 6, 2006
Auditor's No.: 200604060049, records of Skagit County, Washington

Recorded: May 23, 2006, 2006
Auditor's No.: 200605230088, records of Skagit County, Washington

Said document was re-recorded May 25, 2006 under Auditor's No. 200605250083.

Recorded: May 26, 2006
Auditor's No.: 200605260150, records of Skagit County, Washington

Recorded: July 25, 2006
Auditor's No.: 200607250099, records of Skagit County, Washington

Recorded: August 25, 2006
Auditor's No.: 200608250117, records of Skagit County, Washington

EXHIBIT "A"
Exceptions
(continued)

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

10. 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: April 6, 2006
Auditor's No.: 200604060049, records of Skagit County, Washington

Recorded: May 25, 2006
Auditor's No.: 200605250083, records of Skagit County, Washington

Recorded: May 26, 2006
Auditor's No.: 200605260150, records of Skagit County, Washington

Recorded: June 7, 2006
Auditor's No.: 200607250100, records of Skagit County, Washington

Recorded: August 25, 2006
Auditor's No.: 200608250117, records of Skagit County, Washington

Recorded: December 21, 2006
Auditor's No.: 200612210068, 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

Recorded: February 5, 2009
Auditor's No.: 200902050087, records of Skagit County, Washington

Recorded: October 21, 2015
Auditor's No.: 201510210021, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

Recorded: October 21, 2015
Auditor's No.: 201510210022, records of Skagit County, Washington

Recorded: October 21, 2015
Auditor's No.: 201510260101, records of Skagit County, Washington

Recorded: October 21, 2015
Auditor's No.: 201510260102, records of Skagit County, Washington

Recorded: December 16, 2015
Auditor's No.: 201512160015, records of Skagit County, Washington

Recorded: August 10, 2017
Auditor's No.: 201708100003, records of Skagit County, Washington

Assignment of Declarant's Rights:

Recorded: November 2, 2005
Auditor's No.: 200511020084, records of Skagit County, Washington

Recorded: May 23, 2006
Auditor's No.: 200605230087, records of Skagit County, Washington

Recorded: May 26, 2006
Auditor's No.: 200605260149, records of Skagit County, Washington

Recorded: August 10, 2006
Auditor's No.: 200608100126, records of Skagit County, Washington

Said document is a re-recording of Auditor's No. 200607250100. Said Document was also re-recorded under Auditor's No. 200608070191.

11. 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

Said covenants are amended by documents:

Recorded: June 4, 2008
Auditor's No.: 200806040066

Recorded: October 16, 2008
Auditor's No.: 200810160044

EXHIBIT "A"
Exceptions
(continued)

12. Water Service Contract
Recording Date: October 7, 2005
Recording No.: 200510070093
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. 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
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

EXHIBIT "A"
Exceptions
(continued)

NR Lands."

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.