

When recorded return to:
Tomas Besa and Isabelle Besa
701 Pyramid Peak Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5427

Dec 17 2019

Amount Paid \$6413.00
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.: 620040666

CHICAGO TITLE
620040666
STATUTORY WARRANTY DEED

THE GRANTOR(S) Alma Andres, who acquired title as Alma Herring, a married person as her separate estate, and Myron Joel Esperanzate, her spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Tomas Besa and Isabelle Besa, a married couple

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.)

Lot(s): 35, SKAGIT HIGHLANDS DIVISION 1

Tax Parcel Number(s): P123175 / 4867-000-035-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 5, 2019

Alma Andres

Alma Andres

Myron Joel Esperanzate

Myron Joel Esperanzate

State of WACounty of Snohomish

I certify that I know or have satisfactory evidence that

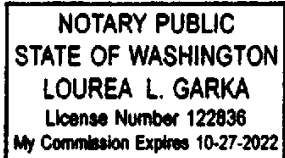
Alma Andres Myron Joel Esperanzate
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: December 12, 2019Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Carlsborg
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123175 / 4867-000-035-0000

Lot 35, 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 the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "B"**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 "B"**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 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. Agreement, including the terms and conditions thereof; entered into;
- By: MVA, Inc.
- And Between: Sedro-Woolley School District
- Recorded: July 27, 2001
- Auditor's No. 200107270077, records of Skagit County, Washington
- Providing: Mitigation
- Affects: Entire plat
12. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: March 1, 2005
- Auditor's No.: 200503010068, records of Skagit County, Washington

EXHIBIT "B"

Exceptions
(continued)

In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Entire plat

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- | | |
|------------------------------|-----------------------------|
| Year: | 2019 |
| Tax Account No.: | P123175 / 4867-000-035-0000 |
| Levy Code: | 0930 |
| Assessed Value-Land: | \$80,600.00 |
| Assessed Value-Improvements: | \$219,200.00 |
| General and Special Taxes: | |
| Billed: | \$3,432.58 |
| Paid: | \$3,432.58 |
| Unpaid: | \$0.00 |
15. City, county or local improvement district assessments, if any.
16. Local Improvement assessments, if any, levied by City of Mt. Vernon.
17. 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 November 15, 2019
between Isabelle Besa Tomas Besa ("Buyer")
Buyer Buyer
and Alma Andres ("Seller")
Seller Seller
concerning 701 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.

Authenticated
Isabelle Besa 11/15/2019
Buyer 4:22:45 PM PST Date

Authenticated
[Signature] 11/15/2019
Buyer 3:58:02 PM PST Date

Authenticated
[Signature] 11/16/2019
Seller 11:08:28 AM PST Date

Seller Date