

201912270041

12/27/2019 11:11 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA

When recorded return to:
Barbara J. Chaudhary
802 Pyramid Peak Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5598

Dec 27 2019

Amount Paid \$6767.22
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

CHICAGO TITLE
020040413

Escrow No.: 245418363

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carlotta V. Navedo and Jose A. Navedo, Jr., wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Barbara Chaudhary, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 5, SKAGIT HIGHLANDS, DIVISION 1, A PLANNED UNIT DEVELOPMENT, recorded on
August 16, 2005, under Auditor's File No. 200508160182, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123145

STATUTORY WARRANTY DEED
(continued)

Dated: December 23, 2019

Carlotta V. Navedo
Carlotta V. Navedo

Jose A. Navedo
Jose A. Navedo

State of *Maryland*
Charles County of *Charles*

I certify that I know or have satisfactory evidence that *Carlotta V. Navedo and Jose A. Navedo*
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: *Dec 24, 2019*

Jeryl R. Talley-Hall
Name: *Jeryl R. Talley-Hall*
Notary Public in and for the State of *Maryland*
Residing at: *Prince George's County, MD*
My appointment expires: *10/3/2020*

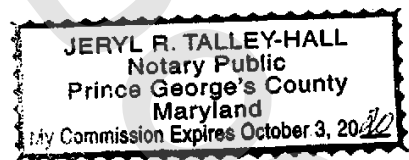


EXHIBIT A
Exceptions

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 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

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

EXHIBIT A**Exceptions (Continued)**

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
 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.