

**When recorded return to:**  
Bobi Courtney and James Courtney  
333 Cascade Place #202  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-203  
Jan 17 2020  
Amount Paid \$5445.00  
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

**CHICAGO TITLE**  
620040875

Escrow No.: 620040875

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Robertson and Erin Robertson, 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 Bobi Courtney and James Courtney, Wife and Husband

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

Lot 295, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), according to the plat thereof  
recorded on December 21, 2006 under Auditor's File No. 200612210067, records of Skagit  
County, Washington.

Situate in the County of Skagit, State of Washington.

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

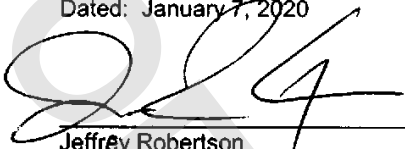
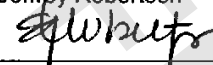
Tax Parcel Number(s): P125507 / 4915-000-295-0000

Subject to:

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

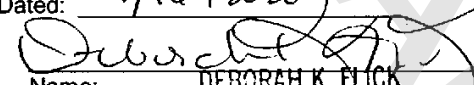
**STATUTORY WARRANTY DEED**  
(continued)

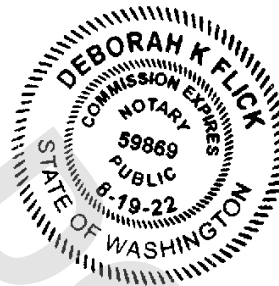
Dated: January 7, 2020

  
\_\_\_\_\_  
Jeffrey Robertson  
  
\_\_\_\_\_  
Erin Robertson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey Robertson and Erin Robertson 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: 1/16/2020  
  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 8/19/22



**EXHIBIT "A"**

## Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: March 30, 1903  
Recording No.: Volume 49 Deeds, page 532

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording No.: 9203270092  
Recording No.: 9303110069  
Recording No.: 9308060022  
Recording No.: 9309210028

Affects: Said Plat and other property

3. Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912  
Recording No.: 94380

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 27, 1960  
Recording No.: 599210

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 23, 1980  
Recording No.: 8009230001

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Drainage  
Recording Date: June 8, 1988

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

Recording No.: 8806080008

7. Developer Extension Agreement, including the terms and conditions thereof;

Between: M.V.A, Inc., a corporation and the City of Mt. Vernon  
Recording Date: August 22, 2001  
Recording No.: 200108220046  
Affects: Said plat and other property

AMENDED by instrument(s):

Recording Date: July 1, 2005  
Recording No.: 200507010181

8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation  
Recording Date: July 27, 2001  
Recording No.: 200107270065  
Affects: Said plat and other property

9. Mitigation Agreement, including the terms and conditions thereof;

Between: Sedro-Woolley School District No. 101 and MVA, Inc.  
Recording Date: July 27, 2001  
Recording No.: 200107270077  
Affects: Said plat and other property

10. Development Agreement, including the terms and conditions thereof;

Between: The City of Mt. Vernon and MVA, Inc., a Washington corporation  
Recording Date: June 21, 2001  
Recording No.: 200106210002  
Providing: Said plat and other property

11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof,

Recording Date: May 23, 2002  
Recording No.: 200205230079

Affects: Said plat and other property

AMENDED by instrument(s):

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

Recording Date: June 3, 2002  
Recording No.: 200206030153

12. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: March 1, 2005  
Recording No.: 200503010068  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
For: Electric transmission and/or distribution line  
Affects: Said plat and other property

13. 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

14. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005  
Recording No.: 200507010182  
Affects: Said plat and other property

15. Agreement, including the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns  
Recording Date: October 7, 2005  
Recording No.: 200510070093  
Providing: Water Service Contract

16. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recording Date: August 17, 2005  
Recording No.: 200508170113,  
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording No.: 200607250099  
Recording No.: 200806040066  
Recording No.: 200810160044

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

17. 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;

Recording Date: August 17, 2005

Recording No.: 200508170114

Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording No.: 200511020084  
 Recording No.: 200604060049  
 Recording No.: 200605250083  
 Recording No.: 200605260150  
 Recording No.: 200608250117  
 Recording No.: 200612210068  
 Recording No.: 200806040066  
 Recording No.: 200810160044  
 Recording No.: 200902050087  
 Recording No.: 201510210021  
 Recording No.: 201510210022  
 Recording No.: 201510260101  
 Recording No.: 201510260102  
 Recording No.: 201512160015  
 Recording No.: 201708100003

18. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recording Date: August 17, 2005

Recording No.: 200508170115

Executed by: Skagit Highlands, LLC, a Washington limited liability company

19. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: September 20, 2006

Recording No.: 200609200081

For: Sanitary sewage and storm drainage facilities

Affects: A strip across said premises

20. Easement, including the terms and conditions thereof, granted by instrument(s);

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recording Date: March 19, 2007  
Recording No.: 200703190207  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line

21. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: March 29, 2007  
Recording No.: 200703290063  
For: Waterline  
Affects: Tract AU1

22. 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."

23. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
24. City, county or local improvement district assessments, if any.
25. Assessments, if any, levied by Skagit Highland Homeowners Association.
26. Assessments, if any, levied by the City of Mount Vernon.