

When recorded return to:
Kali Archipley and Andrew Thacker
4643 Nooksack Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1119

Mar 26 2020

Amount Paid \$6309.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041743

CHICAGO TITLE
620041743

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy Greer and Skye Greer, 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 Kali Archipley and Andrew Thacker, a married couple

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

LOT 22, PLAT OF SKAGIT HIGHLANDS DIVISION IV, A PLANNED UNIT DEVELOPMENT, AS
PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200608230062, 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): P124934 / 4902-000-022-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2020

Jeremy C. Greer
Jeremy Greer
Skye N Greer
Skye Greer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeremy Greer and Skye Greer 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: 3-24-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

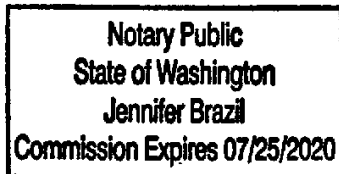


EXHIBIT "A"
Exceptions

1. 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
2. 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
3. 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
4. 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
5. Terms and conditions of the Master Plan;
Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
Affects: Said plat and other property
6. Storm Drainage Release Agreement, including the terms and conditions thereof; entered into;
By: Georgia Schopf, as her separate estate
And Between: MVA, Inc., a Washington corporation
Recorded: July 27, 2001
Auditor's No. 200107270065, records of Skagit County, Washington
7. Mitigation Agreement, including the terms and conditions thereof; entered into;
By: Sedro-Woolley School District No. 101
And Between: MVA, Inc.
Recorded: July 27, 2001
Auditor's No. 200107270077, records of Skagit County, Washington
8. 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

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

9. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 1, 2005
 Auditor's No(s): 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
 Affects: Lots 1 through 4 and 10
10. 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 successors and assigns
 Recorded: October 7, 2005
 Auditor's No. 200510070093, records of Skagit County, Washington
 Providing: Water service contract
11. Agreement, including the terms and conditions thereof; entered into;
 By: The City of Mt. Vernon
 And Between: MVA, Inc., a Washington corporation
 Recorded: June 21, 2001
 Auditor's No. 200106210002, records of Skagit County, Washington
 Affects: Said plat and other property
- MODIFIED by instrument(s):
 Recorded: July 1, 2005
 Auditor's No(s): 200507010182, records of Skagit County, Washington
12. 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(s): 200604060049, records of Skagit County, Washington
- Recorded: May 25, 2006
 Auditor's No(s): 20005250083, records of Skagit County, Washington
- Recorded: May 26, 2006
 Auditor's No(s): 200605260150, records of Skagit County, Washington
- Recorded: July 25, 2006
 Auditor's No(s): 200607250099, records of Skagit County, Washington

EXHIBIT "A"

**Exceptions
(continued)**

Recorded: June 4, 2008
Auditor's No(s): 200806040066, records of Skagit County, Washington

Recorded: October 16, 2008
Auditor's No(s): 200810160044, records of Skagit County, Washington

13. 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

Partial Assignments of Declarant's Rights;

Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006
Auditor's File No.: 200511020084; 200605230087; 200605260149; 200608070191; 200608100126, records of Skagit County, Washington

Amended by instrument(s):

Recorded: April 6, 2006; May 25, 2006; May 26, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015
Auditor's No(s): 200604060049; 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102; 201512160015; 201708100003, records of Skagit County, Washington

14. Supplemental Declaration of 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): 200508170115, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company

15. Agreement, including the terms and conditions thereof; entered into;

By: MVA, Inc., a corporation
And Between: The City of Mt. Vernon
Recorded: August 22, 2001
Auditor's No. 200108220046, records of Skagit County, Washington
Affects: Said plat and other property

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

Amended by instrument(s):

Recorded: July 1, 2005

Auditor's No(s): 200507010181, records of Skagit County, Washington

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF SKAGIT HIGHLANDS DIVISION IV:
Recording No: 200608230062

17. 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."

18. Skagit County Right to Manage Natural Resource Lands Disclosure recorded May 26, 2017 under Recording No. 201705260093.

19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

20. Assessments, if any, levied by City of Mount Vernon.

EXHIBIT "A"

Exceptions
(continued)

21. City, county or local improvement district assessments, if any.