

When recorded return to:
Robert K. Burt and Sara M. Burt
4752 Mount Baker Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1218

Apr 03 2020

Amount Paid \$6651.40

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.: 620041769

CHICAGO TITLE
020041769

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sakshi Chopra and Raman Chopra, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert K. Burt and Sara M. Burt, husband and wife

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): 44, Skagit Highlands Div. 2

Tax Parcel Number(s): P124264 / 4887-000-044-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 1, 2020

Sakshi Chopra
Sakshi ChopraRaman Chopra
Raman ChopraState of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that

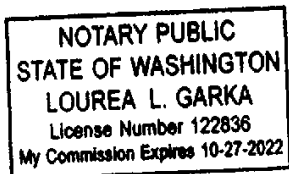
Sakshi Chopra Raman Chopra
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: April 2, 2020Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124264 / 4887-000-044-0000

LOT 44, SKAGIT HIGHLANDS, DIVISION II, ACCORDING TO THE PLAT THEREOF, RECORDED ON APRIL 4, 2006, UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Recorded: March 30, 1903 in Volume 49 of Deeds, page 532
 Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
 Affects: Said plat and other property

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 838309, 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
 Affects: Said plat and other property

3. 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

4. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);
 Between: Georgia Schopf, as her separate estate
 And: MVA, Inc., a Washington corporation
 Recorded: July 27, 2001
 Auditor's No(s): 200107270065, records of Skagit County, Washington
 Affects: Said plat and other property

5. Mitigation Agreement, including the terms and conditions thereof; entered into;
 By: Sedro-Woolley School District No. 101
 And Between: MVA, Inc.
 Recorded: July 5, 2001
 Auditor's No. 200107270077, records of Skagit County, Washington
 Providing: MVA, Inc.
 Affects: Said plat and other property

6. 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 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.
 Affects: Said plat and other property

EXHIBIT "B"**Exceptions
(continued)**

7. 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): 200508170113, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):
 Recorded: July 25, 2006
 Auditor's No(s): 200607250099, 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

Partial Assignment of Declarant's Rights;
 Recorded: November 2, 2005 and May 23, 2006
 Auditor's File No.: 200511020084 and 200605230087, records of Skagit County, Washington

AMENDED by instrument(s):
 Recorded: April 6, 2006, May 23, 2006, May 25, 2006 and February 5, 2009
 Auditor's No(s): 200604060049, 200605230088, 200605250083 and 200902050087, records of Skagit County, Washington

9. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
 Recorded: August 17, 2005
 Auditor's File No.: 200508170115, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

EXHIBIT "B"**Exceptions
(continued)**

10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: July 11, 2005
 Auditor's No(s): 200507110156, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Affects: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way
 Affects: All lots in Division II

11. 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 or assigns
 Recorded: October 7, 2005
 Auditor's No. 200510070093, records of Skagit County, Washington
 Providing: Water Service Contract

12. 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 SKAGIT HIGHLANDS DIV. 2:

 Recording No: 200604040052

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

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

15. Liability to future assessments, if any, levied by City of Mount Vernon.

16. Dues, charges, and assessments, if any, levied by Skagit Highlands Homeowners Association.