

When recorded return to:
Thomas Gerard Ranieri
242 Marble Creek Drive
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041241

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1232

Apr 06 2020

Amount Paid \$5285.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620041241

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jordan C McKiernan and Sarah C McKiernan, 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 Thomas Gerard Ranieri, an unmarried man

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.)

LT 37, SKAGIT HIGHLANDS DIV IV PUD

Tax Parcel Number(s): P124949 / 4902-000-037-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: March 31, 2020

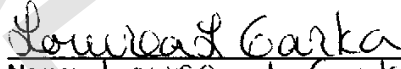


Jordan C McKiernan

Sarah C McKiernanState of WA
County of SKAGIT

I certify that I know or have satisfactory evidence that Jordan C McKiernan Sarah C McKiernan

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: April 3, 2020

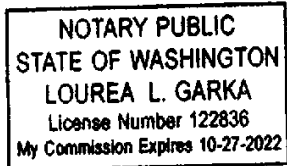
Name: Lourea L Garka
Notary Public in and for the State of USA
Residing at: Burlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124949 / 4902-000-037-0000

Lot 37, "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.

EXHIBIT "B"

Exceptions

1. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483, 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. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.

2. Terms and conditions of the Master Plan;

Recorded:	July 1, 2005
Auditor's File No.:	200507010182
Affects:	Said plat and other property

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

Between:	Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation
Recorded:	July 27, 2001
Auditor's No.	200107270065

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

Between:	Sedro-Woolley School District No. 101 and MVA, Inc.
Recorded:	July 27, 2001
Auditor's No.	200107270077

5. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.

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

Recorded:	March 1, 2005
Auditor's No(s).:	200503010068
In favor of:	Puget Sound Power & Light Company
For:	Electric transmission and/or distribution line, together with necessary appurtenances

7. Agreement, including the terms and conditions thereof;

Between:	Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successors and assigns
Recorded:	October 7, 2005
Auditor's No.	200510070093
Providing:	Water service contract

EXHIBIT "B"**Exceptions
(continued)****8. Agreement, including the terms and conditions thereof;**

Between: The City of Mt. Vernon and MVA, Inc., a Washington corporation
 Recorded: June 21, 2001
 Auditor's No. 200106210002
 Affects: Said plat and other property

MODIFIED by instrument(s):

Recorded: July 1, 2005
 Auditor's No(s): 200507010182

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

Recorded: August 17, 2005
 Auditor's File No.: 200508170113
 Executed by: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s):

Auditor's No(s): 200604060049; 200605250083; 200605260150; 200607250099;
 200806040066; 200810160044

10. 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
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

Partial Assignments of Declarant's Rights:

Auditor's File No(s): 200511020084; 200605230087; 200605260149; 200608070191;
 200608100126, and 200712130087.

Amended by instruments:

Auditor's File No(s): 200604060049; 200605250083; 200605260150; 200608250117;
 200612210068; 200806040066; 200810160044; 200902050087, 201510210021,
 201510210022, 201510260101, 201510260102; 201512160015 and 201708100003.

11. 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,

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

except to the extent that said covenant or restriction is permitted by law;

Recorded: August 17, 2005

Auditor's No(s): 200508170115

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

12. Agreement, including the terms and conditions thereof;

Between: MVA, Inc., a corporation and The City of Mt. Vernon

Recorded: August 22, 2001

Auditor's No. 200108220046

Affects: Said plat and other property

Amended by instrument(s):

Recorded: July 1, 2005

Auditor's No(s): 200507010181

13. 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

14. 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."

EXHIBIT "B"

**Exceptions
(continued)**

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Mount Vernon.
18. Assessments, if any, levied by Skagit Highlands Homeowner's Association.