

When recorded return to:

Joshua D. Hill and Alianna Grace Somera Hill
717 Crested Butte Boulevard
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1509

Apr 30 2020

Amount Paid \$6005.00
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

Escrow No.: 620042053

CHICAGO TITLE
020042053

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jessica A. Lindquist, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joshua D. Hill and Alianna Grace Somera Hill, a married couple

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

Lot 415, PLAT OF SKAGIT HIGHLANDS DIVISON V (PHASE 1), according to the plat thereof
recorded on December 21, 2006 under Auditor's File No. 200612210067, records of Skagit
County, Washington.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P125560 / 4915-000-415-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 28, 2020

Jessica A. Lindquist
Jessica A. Lindquist

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jessica A. Lindquist is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 04.28.2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Granger
My appointment expires: 03.01.2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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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: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

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. Restriction contained in instrument recorded December 14, 1912 under Auditor's File No. 94380, as follows:

 That no saloon shall ever be located or established upon the lands herein described.
 Affects: Said Plat and other property

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 27, 1960
 Auditor's No(s): 599210, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Said Plat and other property

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 23, 1980
 Auditor's No(s): 8009230001, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A portion of Lot 7, not specifically located on record

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: June 8, 1988
 Auditor's No(s): 8806080008, records of Skagit County, Washington

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

For: Construct, maintain and operation of drainage facilities
Affects: Said Plat and other property

7. Developer Extension Agreement, including the terms and conditions thereof; entered into;
By: M.V.A, 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

AMENDED by instrument(s):

Recorded: July 1, 2005
Auditor's No(s): 200507010181, records of Skagit County, Washington

8. Storm Drainage Release Easement 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
Affects: Said plat and other property

9. 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
Affects: Said plat and other property

10. Development 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
Providing: Said plat and other property

11. 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):

EXHIBIT "A"

**Exceptions
(continued)**

- Recorded: June 3, 2002
Auditor's No(s): 200206030153, records of Skagit County, Washington
12. 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, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said plat and other property
13. Matters disclosed by Record of Survey;
Filed: June 8, 2005
Recording No.: 200506080122, records of Skagit County, Washington
14. Terms and conditions of the Master Plan;
Recorded: July 1, 2005
Recording No.: 200507010182, records of Skagit County, Washington
Affects: Said plat and other property
15. 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
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
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,

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

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;
 Recorded: August 17, 2005
 Recording No.: 200508170115, records of Skagit County, Washington
 Executed by: Skagit Highlands, LLC, a Washington limited liability company
19. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: September 20, 2006
 Auditor's No(s): 200609200081, records of Skagit County, Washington
 For: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities
 Affects: A strip across said premises
20. 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

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

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 V (Phase 1):

Recording No: 200612210067

21. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 19, 2007
 Auditor's No(s): 200703190207, 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: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee

22. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: March 29, 2007
 Auditor's No(s): 200703290063, records of Skagit County, Washington
 For: Waterline
 Affects: Tract AU1

23. 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 "A"

**Exceptions
(continued)**

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