

**When recorded return to:**  
Craig Brandt and Amanda Brandt  
5518 Buckhorn Way  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3825

Sep 23 2020

Amount Paid \$7125.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**CHICAGO TITLE**  
620043752

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Kenneth Sean Liebscher and Leslie Ann Liebscher, who acquired title as Leslie Ann Kalski, 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 Craig Brandt and Amanda Brandt, a married couple

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

Lot 161, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), according to the plat thereof recorded on January 17, 2008 under Auditor's File No. 200801170047, 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): P127263 / 4948-000-161-0000,

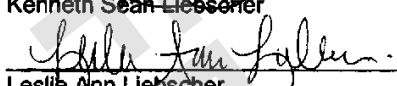
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 18, 2020

  
\_\_\_\_\_  
Kenneth Sean Liebscher

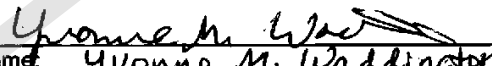
  
\_\_\_\_\_  
Leslie Ann Liebscher

State of WASHINGTON

County of CLARK

I certify that I know or have satisfactory evidence that Kenneth Sean Liebscher and Leslie Ann Liebscher 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: 9/18/2020

  
Name: Yvonne M. Waddington  
Notary Public in and for the State of Washington  
Residing at: Washougal, WA  
My appointment expires: 8-8-2021

NOTARY PUBLIC  
STATE OF WASHINGTON  
YVONNE M WADDINGTON  
MY COMMISSION EXPIRES  
AUGUST 8, 2021

**EXHIBIT "A"**  
Exceptions

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 Skagit Highlands Division V (Phase 2):  
Recording No: 200801170047

Reservations and exceptions contained in the deed  
Recording No.: Volume 49 Deeds, page 532

Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:  
Recording Nos.: 9203270092, 9303110069, 9308060022 and 9309210028  
Affects: Said Plat and other property

Reservations, restrictions and recitals contained in the Deed as set forth below:  
Recording Date: December 14, 1912  
Recording No.: 94380

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: September 27, 1960  
Recording No.: 599210  
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
Regarding: Electric transmission and/or distribution line  
Affects: Said Plat and other property

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: September 23, 1980  
Recording No.: 8009230001  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
Regarding: Electric transmission and/or distribution line

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recording Date: June 8, 1988  
Recording No.: 8806080008  
Regarding: Construct, maintain and operation of drainage facilities  
Affects: Said Plat and other property .

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):

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: July 1, 2005  
Recording No.: 200507010181

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

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

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

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  
Said document was amended by document recorded on June 3, 2002 under recording number 200206030153.

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  
Regarding: Electric transmission and/or distribution line  
Affects: Said plat and other property

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

Terms and conditions of the Master Plan;  
Recording Date: July 1, 2005

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

Recording No.: 200507010182  
Affects: Said plat and other property

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  
Regarding: Water Service Contract

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 Instruments:

Recording Nos.: 200607250099; 200806040066; 200810160044

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 Nos.: 200511020084; 200604060049; 200605230087; 200605250083;  
200605260149; 200605260150; 200608070191; 200608100126; 200608250117;  
200612210068; 200806040066; 200810160044; 200902050087; 201510210021;  
201510210022; 201510260101; 201510260102; 201512160015 and 201708100003

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

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

Recording Date: September 20, 2006

Recording No.: 200609200081

Regarding: Sanitary sewage and storm drainage facilities

Affects: A strip across said premises

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

Recording Date: March 19, 2007

Recording No.: 200703190207

In favor of: Puget Sound Power & Light Company

## EXHIBIT "A"

### Exceptions (continued)

Regarding: Electric transmission and/or distribution line

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recording Date: March 29, 2007  
Recording No.: 200703290063  
For: Waterline

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."

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