

When recorded return to:

James Johnson and Ayako Johnson
5216 Larrabee Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4109

Oct 07 2020

Amount Paid \$6277.00
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

CHICAGO TITLE

020043863

Escrow No.: 620043863

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle Campbell and Megan Nicely, 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 James Johnson and Ayako Johnson, ~~a married couple~~

husband and wife

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

LOT 301, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), ACCORDING TO THE PLAT
THEREOF RECORDED ON DECEMBER 21, 2006 UNDER AUDITOR'S FILE NO.
200612210067, 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): P125513 / 4915-000-301-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2020



Kyle Campbell

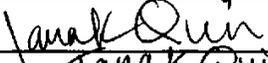


Megan Nicely

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kyle Campbell and Megan Nicely 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: October 07 2020



Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

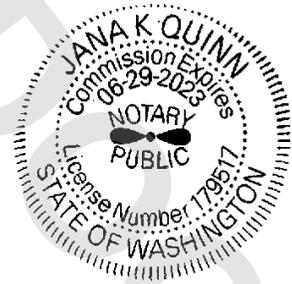


EXHIBIT "A"
Exceptions

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 No. 2483
Recorded: March 27, 1992
Auditor's File No. 9203270092
Affects: Said Plat and other property

3. Terms and conditions contained in City of Mt. Vernon Ordinance No. 2532
Recorded: March 11, 1993
Auditor's File No. 9303110069
Affects: Said Plat and other property

4. Terms and conditions contained in City of Mt. Vernon Ordinance No. 2546
Recorded: August 6, 1993
Auditor's File No. 9308060022
Affects: Said Plat and other property

5. Terms and conditions contained in City of Mt. Vernon Ordinance No. 2550
Recorded: September 21, 1993
Auditor's File No. 9309210028.
Affects: Said Plat and other property

6. 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

7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 27, 1960
Auditor's No.: 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

EXHIBIT "A"

Exceptions
(continued)

- appurtenances
Affects: Said Plat and other property
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 23, 1980
Auditor's No.: 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
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 8, 1988
Auditor's No.: 8806080008, records of Skagit County, Washington
For: Construct, maintain and operation of drainage facilities
Affects: Said Plat and other property
10. 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.: 200507010181, records of Skagit County, Washington
11. 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
12. 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

EXHIBIT "A"Exceptions
(continued)

- Affects: Said plat and other property
13. 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
14. 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):
 Recorded: June 3, 2002
 Auditor's No.: 200206030153, records of Skagit County, Washington
15. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 1, 2005
 Auditor's No.: 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
16. Matters disclosed by Record of Survey;
 Filed: June 8, 2005
 Auditor's File No.: 200506080122, records of Skagit County, Washington
17. 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
18. 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

EXHIBIT "A"
Exceptions
(continued)

19. 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: July 25, 2006
Auditor's No.: 200607250099, records of Skagit County, Washington

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

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

20. 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.: 200508170114, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recorded: November 2, 2005
Auditor's No.: 200511020084, records of Skagit County, Washington

Recorded: April 6, 2006
Auditor's No.: 200604060049, records of Skagit County, Washington

Recorded: May 23, 2006
Auditor' No.: 200605230088, records of Skagit County, Washington

Said document was re-recorded on May 25, 2006 under Auditor's No. 200605250083, records of Skagit County, Washington.

Recorded: May 26, 2006
Auditor's No.: 200605260150, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

- Recorded: August 25, 2006
Auditor's No.: 200608250117
- Recorded: December 21, 2006
Auditor's No.: 200612210068, records of Skagit County, Washington
- Recorded: June 4, 2008
Auditor's No.: 200806040066, records of Skagit County, Washington
- Recorded: October 16, 2008
Auditor's No.: 200810160044, records of Skagit County, Washington
- Recorded: February 5, 2009
Auditor's No.: 200902050087, records of Skagit County, Washington
- Recorded: October 21, 2015
Auditor's No.: 201510210021, records of Skagit County, Washington
- Recorded: October 21, 2015
Auditor's No.: 201510210022, records of Skagit County, Washington
- Recorded: October 26, 2015
Auditor's No.: 201510260101, records of Skagit County, Washington
- Recorded: October 26, 2015
Auditor's No.: 201510260102, records of Skagit County, Washington
- Recorded: December 16, 2015
Auditor's No.: 201512160015, records of Skagit County, Washington
- Recorded: August 10, 2017
Auditor's No.: 201708100003, records of Skagit County, Washington
21. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
- Imposed by: Skagit Highlands Homeowners Association
Recording Date: August 17, 2005
Recording No.: 200508170114
22. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;
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 "A"

Exceptions
(continued)

23. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 20, 2006
Auditor's No.: 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
24. 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 PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1):

Recording No: 200612210067
25. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 19, 2007
Auditor's No.: 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
26. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 29, 2007
Auditor's No.: 200703290063, records of Skagit County, Washington
For: Waterline
Affects: Tract AU1
27. 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

EXHIBIT "A"

Exceptions
(continued)

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."

28. Skagit County Right to Manage Natural Resource Lands Disclosure

Recording Date: July 13, 2018
Recording No.: 201807130038

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

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

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