

When recorded return to:
Heather Gastil
5515 Timberridge Dr
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4442

Oct 26 2020

Amount Paid \$7525.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620044786

Escrow No.: 245431896

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Joseph Bartis, III and Lindsey Michelle Larin Bartis, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Heather Gastil, an unmarried person

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

For APN/Parcel ID(s): P127168 / 4948-000-066-0000

Lot 66, 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.

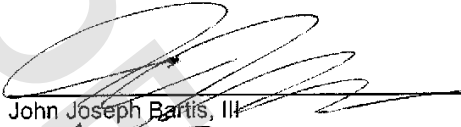
Situate in the County of Skagit, State of Washington.

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

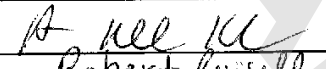
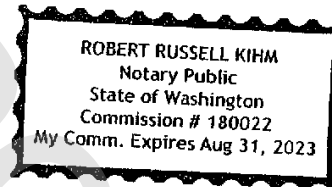
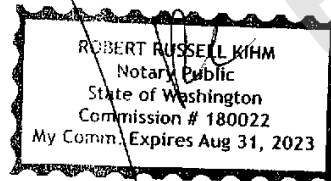
Tax Parcel Number(s): P127168/ 4948-000-066-0000

STATUTORY WARRANTY DEED
(continued)

Dated: October 13, 2020


John Joseph Bartis, III
Lindsey Michelle Larin BartisState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John Joseph Bartis, III and Lindsey Michelle Larin Bartis 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: 10-22-2020
Name: Robert Russell Kihm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8/31/23

EXCEPTIONS
(continued)

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

The Company makes no representations about the present ownership of these reserved and excepted interests.

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):

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

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
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.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 19, 2020

between Heather Gastil ("Buyer")
Buyer Buyer
and John Joseph Bartis Lindsay Michelle Bartis ("Seller")
Seller Seller
concerning 5515 Timber Ridge Dr Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Heather Gastil 09/19/2020
Buyer Date
9/19/2020 7:17:46 AM PDT

Buyer Date

Authenticator
John Joseph Bartis 09/15/2020
Seller Date
9/15/2020 7:41:02 PM PDT

Authenticator
Lindsay Michelle Bartis 09/15/2020
Seller Date
9/15/2020 7:34:29 PM PDT