

When recorded return to:

Jose Luis Nolazco-Meza, Jr. and Jessica Lizzeth Pedraza-Perez
576 Monarch Blvd.
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4576
Oct 30 2020
Amount Paid \$6165.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-7305

THE GRANTOR(S) Stephen Atwood and Eric D. Taylor, Jr., a married couple, 7380 Russell Rd, Concrete, WA 98237,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jose Luis Nolazco-Meza, Jr. and Jessica Lizzeth Pedraza-Perez, a married couple

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

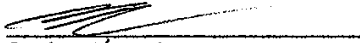
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

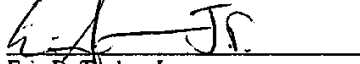
Abbreviated legal description: Property 1:
Lot 235, SKAGIT HIGHLANDS DIV. V (PHASE 1)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P125447

Dated: October 29, 2020


Stephen Atwood


Eric D. Taylor, Jr.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7305-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

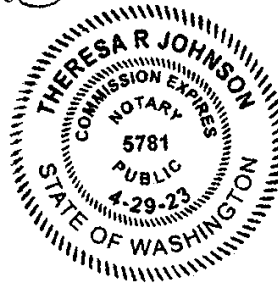
I certify that I know or have satisfactory evidence that Stephen Atwood and Eric D. Taylor Jr. is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 29th day of October, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 576 Monarch Boulevard, Mount Vernon, WA 98273
Tax Parcel Number(s): P125447

Property Description:

Lot 235, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE I)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-7305-TJ

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

2. 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..."

3. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005

Auditor's No.: 200507010182

Affects: Division No. 1 and other property

Said document may be a modification of Auditor's File No. 200106210002.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit Highlands Division No. 1 recorded August 16, 2005 as Auditor's File No. 200508160182.

5. Agreement, affecting subject property, regarding Development Agreement and the terms and provisions thereof between City of Mount Vernon and MVA, Inc., recorded June 21, 2001 as Auditor's File No. 200106210002.

Said document may be modified by Auditor's File No. 200507010182.

6. Agreement, affecting subject property, regarding Storm Drainage Release Easement Agreement and the terms and provisions thereof between Georgia Schopf, as her separate estate and MVA, Inc., recorded July 27, 2001 as Auditor's File No. 200107270065.

7. Agreement, affecting subject property, regarding Developer Extension Agreement and the terms and provisions thereof between MVA, Inc. and City of Mount Vernon, recorded August 22, 2001 as Auditor's File No. 200108220046.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200507010181.

8. Agreement, affecting subject property, regarding Mitigation Agreement and the terms and provisions thereof between Sedro Woolley School District No. 101 and MVA, Inc., recorded July 27, 2001 as Auditor's File No. 200107270077.

9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 1, 2005, as Auditor's File No. 200503010068.

10. WATER SERVICE CONTRACT:

Dated: September 30, 2005

Recorded: October 7, 2005

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Auditor's No.: 200510070093

11. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005

Auditor's No.: 200508170113

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006,

August 25, 2006, June 4, 2008 and October 16, 2008

Auditor's No.: 200604060049, 200605250083, 200605260150,

200607250099, 200608250117, 200806040066 and

200810160044 respectively

12. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005

Recorded: August 17, 2005

Auditor's No.: 200508170114

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 10,

2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008 and February 5, 2009

Auditor's No.: 200604060049, 200605250083, 200605260150,

200608100126, 200608250117, 200612210068, 200806040066, 200810160044 and 200902050087 respectively

ASSIGNMENT OF DECLARANT'S RIGHTS:

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006

Auditor's No.: 200511020084, 200605230087, 200605260149,

200607250100, and 200608100126, respectively

(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

13. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "SKAGIT HIGHLANDS, DIVISION V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference to said plat for particulars.

14. Easement, affecting a portion of subject property for the purpose of Construct, maintenance and operation of drainage facilities including terms and provisions thereof granted to The State of Washington recorded June 8, 1988 as Auditor's File No. 8806080008