

When recorded return to:
Brad Howard and Suzie Keller
706 Panorama Ridge
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4702

Nov 06 2020

Amount Paid \$7525.00
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

Escrow No.: 620044873

CHICAGO TITLE
620044873

STATUTORY WARRANTY DEED

THE GRANTOR(S) Evan Picton and Crystal Picton who acquired title as Crystal A. Deason , a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brad Howard and Suzie Keller, a married couple

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

Lot 38, 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.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P127144 / 4948-000-038-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 28, 2020



Evan Picton


Crystal PictonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Evan Picton and Crystal Picton 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.

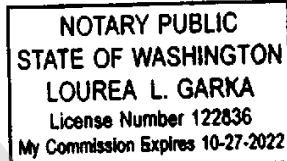
Dated: November 5, 2020Name: Lourea L. GarkaNotary Public in and for the State of WAResiding at: ArlingtonMy appointment expires: 10/27/2022

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 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993.

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
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

EXHIBIT "A"Exceptions
(continued)

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):

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

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

13. Matters disclosed by Record of Survey;
 Filed: June 8, 2005
 Auditor's File No.: 200506080122, records of Skagit County, Washington
14. 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
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;
 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; June 4, 2008; October 16, 2008
 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, 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(s): 200508170114, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company
- AMENDED by instrument(s):
 Recorded: November 2, 2005, April 6, 2006, May 23, 2006, May 25, 2006; May 26, 2006, August 7, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 16, 2008 and February 5, 2009
 Recording No.: 200511020084
 Recording No.: 200604060049
 Recording No.: 200605230087
 Recording No.: 200605250083
 Recording No.: 200605260150
 Recording No.: 200608070191
 Recording No.: 200608100126

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

Recording No.: 200608250117
 Recording No.: 200806040066
 Recording No.: 200810160044
 Recording No.: 200902050087

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015
 Recording No.: 201510210021

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015
 Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015
 Recording No.: 201510260101

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015
 Recording No.: 201510260102

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015
 Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017
 Recording No.: 201708100003

18. 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'

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

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

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 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 Div. V, Phase 2:

Recording No: 200801170047

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.

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

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."

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