

When recorded return to:

Fredy A. Patriz Rafael and Ariana R. Johnson
Patriz
2220 Allison Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4997

Nov 23 2020

Amount Paid \$8521.20
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044066

CHICAGO TITLE

620044066

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew E. Bezold and Alaina R. Bezold, 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 Fredy A. Patriz Rafael and Ariana R. Johnson Patriz, a married couple

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

Lot 11, Skagit Highlands Division 2A, a Planned Unit Development, approved December 11, 2015 and recorded on December 16, 2015 under Auditor's File No. 201512160014, records of Skagit County, Washington.

Together with an undivided one-half interest in Tract 902, Skagit Highlands Division 2A, a Planned Unit Development, approved December 11, 2015 and recorded on December 16, 2015 under Auditor's File No. 201512160014, records of Skagit County, Washington, for access and utility as delineated on the face of said Skagit Highlands Division 2A.

Situate in Skagit County, Washington.

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


Tax Parcel Number(s): P133038 / 6032-000-011-0000, P133047 / 6032-000-902-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 9, 2020



Matthew E. Bezold



Alaina R. Bezold

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Matthew E. Bezold and Alaina R. Bezold 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.

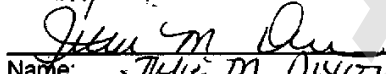
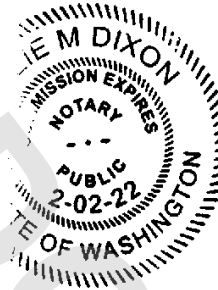
Dated: 11/19/2020Name: Julie M. DixonNotary Public in and for the State of WashResiding at: Chenango IslandMy appointment expires: 2/2/2022

EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: March 30, 1903 in Volume 49 of Deeds, page 532
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
Affects: Said plat and other property

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, Recording No.: 838309
Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028,
Affects: Said plat and other property

3. Terms and conditions of the Master Plan;
Recorded: July 1, 2005
Recording No.: 200507010182, records of Skagit County, Washington
Affects: Said plat and other property

4. Development Agreement and the terms and conditions thereof:

Between: The City of Mount Vernon
And: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002
Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Auditor's File No. 200507010182.

5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);
Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Recorded: July 27, 2001
Recording No.: 200107270065, records of Skagit County, Washington
Affects: Said plat and other property

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

6. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit County, Washington and as amended by instrument recorded June 3, 2002, under Recording No.: 200206030153, records of Skagit County, Washington.
Affects: Said plat and other property

7. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;
Recorded: August 17, 2005
Recording 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,
records of Skagit County, Washington

8. 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
Recording 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; April 6, 2006, May 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008, October 16, 2008 and February 5, 2009, October 21, 2015, October 26, 2015 and December 16, 2016
Recording No.: 200511020084
Recording No.: 200604060049
Recording No.: 200605250083
Recording No.: 200605260150
Recording No.: 200607250100
Recording No.: 200608250117
Recording No.: 200612210068
Recording No.: 200806040066
Recording No.: 200810160044
Recording No.: 200902050087
Recording No.: 201510210021
Recording No.: 201510210022
Recording No.: 201510260101
Recording No.: 201510260102
Recording No.: 201512160015

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

Recording No.: 201708100003
records of Skagit County, Washington

9. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
Recorded: August 17, 2005
Recording No.: 200508170115, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company

10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 11, 2005
Recording No.: 200507110156, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Affects: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way
Affects: All lots in Division II

11. 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 successors or assigns
Recorded: October 7, 2005
Recording No.: 200510070093, records of Skagit County, Washington
Providing: Water Service Contract

12. 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 2:

Recording No: 200604040052

13. 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

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

the extent that said covenant or restriction is permitted by applicable law, as set forth on plat of SKAGIT HIGHLANDS DIVISION 2A:

Recording No: 201512160014

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.
17. Liability to future assessments, if any, levied by City of Mount Vernon.
18. Dues, charges, and assessments, if any, levied by Skagit Highlands Homeowners Association.