

When recorded return to:

Richard Eric Noren, Patricia Alice Noren and Bridgette Whitney Noren Purdy
3620 Trumpetes Pl
Mount Vernon, WA 98273

Filed for Record at Request of
Noble Escrow Services, LLC
Escrow Number: 20-331-AN

GNW 20-8340

Statutory Warranty Deed

THE GRANTOR Adam Helton, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard Eric Noren and Patricia Alice Noren, a married couple and Bridgette Whitney Noren Purdy, an unmarried person as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 43, Skagit Highlands V Ph 2

Tax Parcel Number(s): P127149/4948-000-043-0000

Lot 43, 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.

Subject To:

See Exhibit "A" attached hereto and made a part hereof.

Dated December 4, 2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5209

Dec 07 2020

Amount Paid \$7165.00

Skagit County Treasurer

By Bridget Ibarra Deputy


Adam Helton

STATE OF Arizona)
COUNTY OF Maricopa) SS:

I certify that I know or have satisfactory evidence that Adam Helton

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 12/5/2020 Shoshana Roller

Notary Public in and for the State of AZ
Residing at Gilbert, AZ
My appointment expires: 11/24/2020

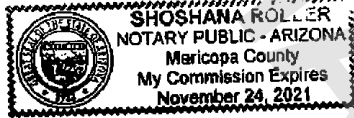


Exhibit A

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)

Terms and conditions of the Master Plan, recorded July 1, 2005 as Auditor's File No. 200507010182.

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..."

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

Agreement, affecting subject property, regarding Storm Drainage 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.

Agreement, affecting subject property, regarding development and the terms and provisions thereof between Skagit Highlands, LLC and City of Mount Vernon, on June 20, 2005 and recorded July 1, 2005, as Auditor's File No. 200507010181.

Said Instrument states that it both amends and supersedes Auditor's File No. 200108220046.

Mitigation agreement, affecting the subject property and other property and the terms and provisions thereof between Sedro Woolley School District No. 101 and MVA, Inc., dated July 5, 2001, recorded July 27, 2001 as Auditor's File No. 200107270077.

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 on February 11, 2005, recorded March 1, 2005 as Auditor's File No. 200503010068.

Terms and conditions of Water Service Contract dated September 30, 2005 recorded October 7, 2005 as Auditor's File No. 200510070093.

Terms and conditions of Declaration of Easements and Covenant to share cost for Skagit Highland, executed by, Skagit Highlands, LLC, a Washington limited liability company, recorded August 17, 2005 as Auditor's File No. 200508170113.

Said covenants, conditions and restrictions were amended and recorded April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008, October 16, 2008 and August 10, 2017 as Auditor's File No. 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066, 200810160044 and 201708100003.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, a Washington limited liability company, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170114.

Said covenants, conditions and restrictions were amended and 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, February 5, 2009 and October 21, 2015 as Auditor's File No's. 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087 and 201510210021.

An assignment of Declarant's Rights recorded November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006 as Auditor's File No's. 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126.

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

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.

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 V (Phase 2), recorded January 17, 2008, as Auditor's File No. 200801170047.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170115.

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066, 200810160044, 201510210021 and 201708100003, respectively.

Regulatory notice/agreement regarding Right to Manage Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded June 30, 2017 as Auditor's File No. 201706300172

Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowner's Association.

Municipal assessments, if any, levied by the City of Mount Vernon.