

When recorded return to:

Lina Zhao Swift
4620 Shuksan Street
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-1486

Apr 08 2021

Amount Paid \$6885.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046885

CHICAGO TITLE
620046885

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan C. Thune, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lina Zhao Swift, an unmarried person

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

LOT 59, "SKAGIT HIGHLANDS DIVISION IV, A PLANNED UNIT DEVELOPMENT", AS PER
PLAT APPROVED AUGUST 21, 2006 AND RECORDED UNDER AUDITOR'S FILE NO,
200608230062, 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): P124971 / 4902-000-059-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 31, 2021



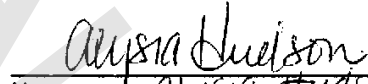
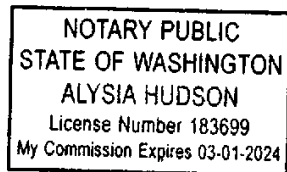
Ryan C. Thune

Megan ThuneState of Washington

county of Skagit

I certify that I know or have satisfactory evidence that Ryan C. Thune and Megan Thune

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

Dated: April 5, 2021

Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

1. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483, 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under
Recording No. 9203270092
Recording No. 9303110069
Recording No. 9308060022
Recording No. 9309210028
2. Terms and conditions of the Master Plan;

Recorded: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property
3. Storm Drainage Release Agreement, including the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation
Recorded: July 27, 2001
Recording No.: 200107270065
4. Mitigation Agreement, including the terms and conditions thereof;

Between: Sedro-Woolley School District No. 101 and MVA, Inc.
Recorded: July 27, 2001
Recording No.: 200107270077
5. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof,
Recording No.: 200205230079
amended by Recording No. 200206030153.
6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
7. Agreement, including the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successors and assigns
Recorded: October 7, 2005

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200510070093
Providing: Water service contract

8. Agreement, including the terms and conditions thereof;

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

MODIFIED by instrument(s):

Recorded: July 1, 2005
Recording No.: 200507010182

9. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recorded: August 17, 2005
Recording No.: 200508170113
Executed by: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s):

Recording No.: 200604060049
Recording No.: 200605250083
Recording No.: 200605260150
Recording No.: 200607250099
Recording No.: 200806040066
Recording No.: 200810160044

10. 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
Executed By: Skagit Highlands, LLC, a Washington limited liability company

Partial Assignments of Declarant's Rights:

Recording No.: 200511020084.
Recording No.: 200605230087
Recording No.: 200605260149
Recording No.: 200608070191
Recording No.: 200608100126
Recording No.: 200712130087

EXHIBIT "A"

Exceptions
(continued)

Amended by instruments:

Recording No.: 200604060049
 Recording No.: 200605250083
 Recording No.: 200605260150
 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
 Recording No.: 201708100003

11. Supplemental Declaration of 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.: 200508170115
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

12. Agreement, including the terms and conditions thereof;

 Between: MVA, Inc., a corporation and The City of Mt. Vernon
 Recorded: August 22, 2001
 Recording No.: 200108220046
 Affects: Said plat and other property

 Amended by instrument(s):
 Recorded: July 1, 2005
 Recording No.: 200507010181

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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

EXHIBIT "A"Exceptions
(continued)

HIGHLANDS DIVISION IV:

Recording No: 200608230062

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. Assessments, if any, levied by City of Mount Vernon.
18. Assessments, if any, levied by Skagit Highlands Homeowner's Association.