

When recorded return to:

Meghan Johnson
5325 Razor Peak Drive
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1501

Apr 08 2021

Amount Paid \$6645.00

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 21-10065

THE GRANTOR(S) Seth R. Van Wyck and Michelle L. Van Wyck, husband and wife, _____,

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

in hand paid, conveys, and warrants to Meghan Johnson, an unmarried person

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 284, SKAGIT HIGHLANDS DIVISION V (PHASE I)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): P125496

Dated: 4-2-2021* Michelle Van Wyck
Michelle L. Van Wyck* Seth Van Wyck ATF Michelle Van Wyck
Seth R. Van Wyck by Michelle L Van Wyck, Attorney-In-FactStatutory Warranty Deed
LPB 10-05

Order No.: 21-10065-KH

Page 1 of 9

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michelle L. Van Wyck and Michelle L Van Wyck 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: 2nd day of April, 2021



Signature

Notary

Title

My appointment expires: 1-7-23

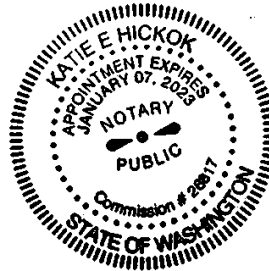


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 5325 Razor Peak Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P125496

Property Description:

Lot 284, "PLAT 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10065-KH

Page 3 of 9

EXHIBIT B

21-10065-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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)

10. 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..."

11. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005

Auditor's No.: 200507010182

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10065-KH

Affects: Division No. 1 and other property

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

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Skagit Highlands Division No. 1.

Recorded: August 16, 2005

Auditor's No.: 200508160182

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon

And: MVA, Inc.

Dated: May 23, 2001

Recorded: June 21, 2001

Auditor's No.: 200106210002

Regarding: Development Agreement

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

14. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate

And: MVA, Inc.

Dated: July 20, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270065

Regarding: Storm Drainage Release Easement Agreement

15. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: MVA, Inc.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10065-KH

And: City of Mount Vernon

Dated: June 27, 2001

Recorded: August 22, 2001

Auditor's No.: 200108220046

Regarding: Developer Extension Agreement

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

16. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sedro Woolley School District No. 101

And: MVA, Inc.

Dated: July 5, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270077

Regarding: Mitigation Agreement

17. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.

Dated: February 11, 2005

Recorded: March 1, 2005

Auditor's No.: 200503010068

Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

18. WATER SERVICE CONTRACT:

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093

19. 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

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10065-KH

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

20. 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: November 2, 2005, 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, October 21, 2015 and August 10, 2017
Auditor's No.: 200511020084, 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510210021 and 201708100003, 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.)

21. 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.

22. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The State of Washington

Dated: April 29, 1988

Recorded: June 8, 1988

Auditor's No.: 8806080008

Purpose: Construct, maintenance and operation of drainage facilities

Area Affected: See record for exact location

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10065-KH

23. 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.: 200508170115

Executed By: Skagit Highlands, LLC

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

24. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: The Quadrant Corporation, a Washington Corporation

And: Skagit Highlands Homeowners Association

Dated: March 10, 2016

Recorded: March 21, 2016

Auditor's No.: 201603210153

Regarding: An easement for any lawful purpose including but not limited to, open space, landscape, recreation, pedestrian and recreational use and access. See document for full particulars

25. Terms and conditions of 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 as Auditor's File No. 9203270092, 9303110069, 9308060022 and 9309210028.

26. Easement, affecting a portion of subject property for the purpose of sanitary sewage and drainage facilities including terms and provisions thereof granted to City of Mt. Vernon recorded August 17, 2005 as Auditor's File No. 200508170115.

27. 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 September 27, 1960, September 23, 1980 and March 19, 2007, as Auditor's File No. 599210, 8009230001 and 200703190207.

28. Terms and conditions of Shoreline Substantial Development Permit No. PL01-0560, recorded June 3, 2002 as Auditor's File No. 200206030153.

29. 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 Record of Survey recorded June 8, 2005 as Auditor's File No. 200506080122.

30. Easement, affecting a portion of subject property for the purpose of Waterline including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County, recorded March 29, 2007 as Auditor's File No. 200703290063.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10065-KH

Page 8 of 9

31. 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 I) recorded December 21, 2006 as Auditor's File No. 200612210067.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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