

When recorded return to:
Timothy E. Julian and Kathy A. Julian
20670 Horizon View Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1837
Apr 28 2021
Amount Paid \$19440.61
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620046844

Escrow No.: 620046844.

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lake 16 LLC, A Washington Limited Liability Company and Plats Plus, Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Timothy E. Julian and Kathy A. Julian, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 32, PLAT OF CASCADE HIGHLANDS - PHASE 1 AND 3 - PL96-0058, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2019, UNDER RECORDING NO. 201904190032, 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): P134717 / 6063-000-032-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 20, 2021

Lake 16 LLC, A Washington Limited Liability Company

BY: *Lisa Hallmon*
Lisa Hallmon
Secretary

Plats Plus, Inc., a Washington corporation

BY: *Lisa Hallmon*
Lisa Hallmon
Vice President

State of WA
County of King

I certify that I know or have satisfactory evidence that Lisa Hallmon

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Secretary of Lake 16 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/22/21

BAYLEE TOMAN Notary Public State of Washington Commission Number 1766 My Commission Expires January 28, 2023	Name: <u>Baylee Toman</u> Notary Public in and for the State of <u>WA</u> Residing at: <u>Seattle</u> My appointment expires: <u>1/28/2023</u>
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State of WA
County of King

I certify that I know or have satisfactory evidence that Lisa Hallmon

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and

STATUTORY WARRANTY DEED
(continued)

acknowledged it as the Vice President of Plats Plus Inc to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/22/21

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BAYLEE TOMAK Notary Public State of Washington Commission Number 176612 My Commission Expires January 28, 2023	Name: <u>Baylee Tomak</u> Notary Public In and for the State of <u>WA</u> Residing at: <u>Seattle</u> My appointment expires: <u>1/28/23</u>
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EXHIBIT "A"
Exceptions

1. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
2. Assignment of Water Permit and Pipeline Agreement and Easement, including the terms and conditions thereof, granted by instrument;
Dated: November 30, 1962
Recorded: December 3, 1962
Auditor's No.: 629240, records of Skagit County, Washington
In favor of: Axel P. Christenson, et ux, et al
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 28, 1966
Auditor's No.: 690228, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
Affects: A strip of land 30.0 feet in width
4. 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 County Short Plat No. 13-89:

Recording No: 8907180001
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 15, 1989
Auditor's No.: 8902150016, records of Skagit County, Washington
In favor of: Dick South
For: Ingress egress and utilities

Note: Exact location and extent of easement is undisclosed of record.
6. Easement, including the terms and conditions thereof, disclosed by instrument;
Recorded: October 4, 1960
Auditor's No.: 599460, records of Skagit County, Washington
In favor of: Mount Vernon Young Men's Christian Association, a corporation
Affects: A strip of land 16 feet in width

Note: Exact location and extent of easement is undisclosed of record.
7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 12, 1994
Auditor's No.: 9404120089, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

In favor of: Owners of lots 1 and 2 in Skagit County Short Plat No. 13-89
Affects: A 30 foot wide access

Note: Exact location and extent of easement is undisclosed of record.

8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 18, 1996
Auditor's No.: 9607180042, records of Skagit County, Washington
In favor of: Future owners of future proposed subdivision
For: Ingress egress and utilities

Note: Exact location and extent of easement is undisclosed of record.

9. 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: February 14, 1966
Auditor's No.: 678629, records of Skagit County, Washington
Executed By: The State of Washington
As Follows:
Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc. And the right of entry for opening, developing and working the same. And providing that such rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

10. Exceptions and reservations as contained in instrument;
Recorded: January 15, 1920
Auditor's No.: 138448, records of Skagit County, Washington
Recorded: December 2, 1939
Auditor's No.: 319598, records of Skagit County, Washington
Executed By: English Lumber Company

11. Exceptions and reservations as contained in instrument;
Recorded: April 27, 1917
Auditor's No.: 118761, records of Skagit County, Washington
Executed By: George A. Morse

12. 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

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

- transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 99302, records of Skagit County, Washington
13. Terms and Conditions of that Variance No. V88-018
Recorded: June 17, 1988
Auditor's No.: 8806170031
14. Record of Survey
Recording Date: December 27, 1973
Recording No.: 794918
15. Record of Survey
Recording Date: March 11, 1980
Recording No.: 8003110134
16. Skagit County Hearing Examiner State of Washington Findings of Fact Entry of Order No. V88-007.ORD including the terms, covenants and provisions thereof
Recording Date: May 2, 1988
Recording No.: 8805020022
17. 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 County Short Plat No. 30-86:
Recording No: 8809210018
18. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: July 3, 2006
Recording No.: 200607030184
19. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: July 3, 2006
Recording No.: 200607030185
20. Restrictive Covenant including the terms, covenants and provisions thereof

EXHIBIT "A"
Exceptions
(continued)

Recording Date: July 29, 2009
Recording No.: 200907290088

21. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

22. Quit Claim Deed Boundary Line Adjustment Including the terms, covenants and provisions thereof

Recording Date: May 19, 2011
Recording No.: 201105190048

23. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document;

Reserved by: Windward Real Estate Services, Inc.
Purpose: Ingress, egress, roadway and utilities
Recording Date: May 19, 2011
Recording No.: 201105190048

24. Agreement Re: Easements including the terms, covenants and provisions thereof

Recording Date: December 31, 2013
Recording No.: 201312310098

25. Waiver of 200 Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: March 1, 2013
Recording No.: 201303010105

26. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 103819

27. 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,

EXHIBIT "A"
Exceptions
(continued)

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 County Short Plat No. 54-88:

Recording No: 8812020005

28. Site Agreement including the terms, covenants and provisions thereof

Recording Date: October 8, 1993
Recording No.: 9310080078

29. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: David A. Welts
Purpose: Ingress, egress, utilities and cul-de-sac
Recording Date: December 20, 1993
Recording No.: 9312200182

30. Findings of Fact Entry of Order No. VAR 94 013 including the terms, covenants and provisions thereof

Recording Date: October 24, 1994
Recording No.: 9410240042

31. 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 County Short Plat No. 93-057:

Recording No: 9603290057

32. 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 County Short Plat No. 94-008:

Recording No: 9603290058

EXHIBIT "A"

Exceptions
(continued)

33. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recorded: April 1, 1996
Recording No.: 9604010105
34. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: April 1, 1996
Recording No.: 9604010106
35. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Estate of Frederick D. Schmidt
Purpose: Ingress, egress and utilities
Recording Date: July 18, 1996
Recording No.: 9607180043
36. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water, sewer, electrical and communication lines and/or other similar public service related facilities
Recording Date: September 25, 2013
Recording No.: 201309250037
37. 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 County Plat Revision Survey of SP93-057 and SP94-008:
- Recording No: 201312310100

EXHIBIT "A"
Exceptions
(continued)

38. Protected Critical Area Easement including the terms, covenants and provisions thereof
- Recording Date: December 31, 2013
Recording No.: 201312310101
39. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. Skagit County, Washington
Purpose: Pipe or pipes or related facilities, along with necessary appurtenances for the transportation and control of water
Recording Date: March 24, 2017
Recording No.: 201703240103
Affects: Portion of said premises
40. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc.
Purpose: Utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: February 5, 2018
Recording No.: 201802050159
41. Boundary Line Adjustment Statutory Warranty Deed including the terms, covenants and provisions thereof
- Recording Date: July 18, 2018
Recording No.: 201807180016
42. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Skagit County
Purpose: Existing and future utilities, including extensions and improvements thereto
Recording Date: December 24, 2018
Recording No.: 201812240001
Affects: Vacated Hermsway Heights Road
43. 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 Cascade Highlands - Phase 1 and 3:

Recording No: 201904190032

44. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 2, 2019
Recording No.: 201908020044

Said Covenants superseded and replaced prior Covenants recorded April 19, 2019 under Recording No. 201904190033.

45. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cascade Highlands at Lake 16 HOA
Recording Date: April 19, 2019
Recording No.: 201904190033

and

Recording Date: August 2, 2019
Recording No.: 201908020044

46. Plat lot of record certification, and the terms and conditions thereof.

Recording Date: April 19, 2019
Recording No.: 201904190034

47. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Protected critical area easement
Recording Date: April 19, 2019
Recording No.: 201904190035

48. Bonding agreement, and the terms and conditions thereof.

EXHIBIT "A"
Exceptions
(continued)

Recording Date: April 19, 2019
Recording No.: 201904190036

49. Order on Shorelines Substantial Development Permit, PL19-0017, and the terms and conditions thereof.

Recording Date: September 13, 2019
Recording No.: 201909130008

50. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
51. Assessments, if any, levied by Public Utility District No. 1 of Skagit County.
52. Assessments, if any, levied by Cascade Highlands Homeowners Association.
53. City, county or local improvement district assessments, if any.