

When recorded return to:
Stephen Birchler and Paulaann Birchler
5421 Razor Peak Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2016

May 06 2021

Amount Paid \$8629.78

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245440632

CHICAGO TITLE
620047309

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pia S. Costales Ortiz, an unmarried person and Yan D. Irizarry Borrero, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Stephen Birchler and Paulaann Birchler, husband and wife

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

LOT 403, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P127334 / 4948-000-403-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: April 28, 2021

Pia S. Costales Ortiz
Yan D. Irizarry Borrero

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Pia S. Costales Ortiz is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-4-2021

Teresa D. Varnes
Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Island Pk WA
My appointment expires: 5/29/23



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Yan D. Irizarry Borrero is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-4-2021

Teresa D. Varnes
Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Island Pk WA
My appointment expires: 5/29/23



STATUTORY WARRANTY DEED

(continued)

EXHIBIT "A"**Exceptions**

1. 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 the Plat of Skagit Highlands Division V (Phase 2):
Recording No: 200801170047

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
Recording No.: Volume 49 Deeds, page 532
The Company makes no representations about the present ownership of these reserved and excepted interests

3. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:
Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028
Affects: Said Plat and other property

4. Reservations, restrictions and recitals contained in the Deed as set forth below:
Recording Date: December 14, 1912
Recording No.: 94380

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to.: Puget Sound Power & Light Company, a Massachusetts corporation
Recording Date: September 27, 1960
Recording No.: 599210
Regarding: Electric transmission and/or distribution line
Affects: Said Plat and other property

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Recording Date: September 23, 1980
Recording No.: 8009230001
In favor of: Puget Sound Power & Light Company, a Washington corporation Regarding: Electric transmission and/or distribution line

STATUTORY WARRANTY DEED

(continued)

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

Recording Date: June 8, 1988

Recording No.: 8806080008

Regarding: Construct, maintain and operation of drainage facilities

Affects: Said Plat and other property

8. Developer Extension Agreement, including the terms and conditions thereof;

Between: M.V.A. Inc., a corporation. and The City of Mt. Vernon

Recording Date: August 22, 2001

Recording No.: 200108220046

Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005

Recording No.: 200507010181

9. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate, and MVA, Inc., a Washington corporation

Recording Date: July 27, 2001

Recording No.: 200107270065

Affects: Said plat and other property

10. Mitigation Agreement, including the terms and conditions thereof;

Between: Sedro-Woolley School District No. 101, and MVA, Inc.

Recording Date: July 27, 2001

Recording No.: 200107270077

Affects: Said plat and other property

11. Development Agreement, including the terms and conditions thereof;

Between: The City of Mt. Vernon, and MVA, Inc., a Washington corporation

Recording Date: June 21, 2001

Recording No.: 200106210002

Providing: Said plat and other property

12. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

Recording Date: May 23, 2002

Recording No.: 200205230079

Affects: Said plat and other property

Said document was amended by document recorded on June 3, 2002 under recording number 200206030153

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

Recording Date: March 1, 2005

Recording No.: 200503010068

In favor of: Puget Sound Power & Light Company, a Washington corporation

Regarding: Electric transmission and/or distribution line

Affects: Said plat and other property

STATUTORY WARRANTY DEED

(continued)

14. 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 Survey:
Recording No: 200506080122

15. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005

Recording No.: 200507010182

Affects: Said plat and other property

16. Agreement, including the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns

Recording Date: October 7, 2005

Recording No.: 200510070093

Regarding: Water Service Contract

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

Recording Date: August 17, 2005

Recording No.: 200508170113

Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instruments:

Recording No.: 200607250099

Recording No.: 200806040066

Recording No.: 200810160044

STATUTORY WARRANTY DEED
(continued)

18. 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 17, 2005

Recording No.: 200508170114

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200511020084

Recording No.: 200604060049

Recording No.: 200605230087

Recording No.: 200605250083

Recording No.: 200605260149

Recording No.: 200605260150

Recording No.: 200608070191

Recording No.: 200608100126

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

19. 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: Skagit Highlands Homeowners Association, a Washington nonprofit corporation, its successors or assigns

Recording Date: August 17, 2005

Recording No.: 200508170114

20. 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 17, 2005

Recording No.: 200508170115

STATUTORY WARRANTY DEED
(continued)

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

Recording Date: September 20, 2006

Recording No.: 200609200081

Regarding: Sanitary sewage and storm drainage facilities

Affects: A strip across said premises

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

Recording Date: March 19, 2007

Recording No.: 200703190207

In favor of: Puget Sound Power & Light Company

Regarding: Electric transmission and/or distribution line

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

Recording Date: March 29, 2007

Recording No.: 200703290063

For: Waterline

24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

25. Assessments, if any, levied by Mt Vernon.

26. City, county or local improvement district assessments, if any.