202105060128
05/06/2021 03:00 PM Pages: 1 of 9 Fees: $111.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Sarah Christine Lowell
5309 Razor Peak Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2023
May 06 2021
Amount Paid $6613.00
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

CHICAGO TITLE
620047329

Escrow No.: 620047329

STATUTORY WARRANTY DEED

THE GRANTOR(S) Debra L. Curry, an unmarried person, as her 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 Sarah Christine Lowell, an unmarried person

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

LOT 282, PLAT OF SKAGIT HIGHLANDS DIVISON V (PHASE 1), ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 21, 2006 UNDER AUDITOR'S FILE NO. 200612210067, 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): P125494 / 4915-000-282-0000

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: May 3, 2021

Debra L. Curry

Debra L. Curry

State of WA

County of SKAGIT

I certify that I know or have satisfactory evidence that
Debra L Curry
_____ 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: May 4, 2021

Lourea L Garka

Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

UNOFFICIAL DOCUMENT

EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

   Recording Date: March 30, 1903
   Recording No.: Volume 49 Deeds, page 532

   No determination has been made as to the current ownership or other matters affecting said reservations.

2. 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

3. Reservations and recitals contained in the Deed as set forth below:

   Recording Date: December 14, 1912
   Recording No.: 94380

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

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: September 27, 1960
   Recording No.: 599210

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
   Purpose: Electric transmission and/or distribution line
   Recording Date: September 23, 1980
   Recording No.: 8009230001

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

   Purpose: Drainage
   Recording Date: June 8, 1988

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 8806080008

7. 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):

Recording Date: July 1, 2005
Recording No.: 200507010181

8. 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

9. 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

10. 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

11. 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

AMENDED by instrument(s):

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Exceptions
(continued)

Recording Date: June 3, 2002
Recording No.: 200206030153

12. 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 Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: March 1, 2005
Recording No.: 200503010068
Affects: Said plat and other property

13. 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

14. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property

15. 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
Providing: Water Service Contract

16. 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 instrument(s):

Recording No.: 200607250099

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200806040066
Recording No.: 200810160044

17. 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: August 17, 2005
Recording No.: 200508170114

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2005
Recording No.: 200511020084

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2006
Recording No.: 200604060049

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2006
Recording No.: 200605250083

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 26, 2006
Recording No.: 200605260150

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 25, 2006
Recording No.: 200608250117

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2006
Recording No.: 200612210068

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 4, 2008

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200806040066

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 2008
Recording No.: 200810160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 5, 2009
Recording No.: 200902050087

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015
Recording No.: 201510210021
Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015
Recording No.: 201510260101
Recording No.: 201510260102

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015
Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017
Recording No.: 201708100003

18. 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

Recording Date: August 17, 2005
Recording No.: 200508170114

19. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Exceptions
(continued)

Recording Date: August 17, 2005
Recording No.: 200508170115
Executed by: Skagit Highlands, LLC, a Washington limited liability company

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

Purpose: Sanitary sewage and storm drainage facilities
Recording Date: September 20, 2006
Recording No.: 200609200081
Affects: A strip across said premises

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 19, 2007
Recording No.: 200703190207

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

Purpose: Waterline
Recording Date: March 29, 2007
Recording No.: 200703290063
Affects: Tract AU1

23. 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

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Exceptions
(continued)

NR Lands."

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

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

26. Assessments, if any, levied by the City of Mount Vernon.