

**When recorded return to:**  
Patricia R. Jeans  
118 North 6th Street Unit A  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2235

May 20 2021

Amount Paid \$5365.00  
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  
620047447

Escrow No.: 620047447

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robin M. Murphy who acquired title as Robin M. Ross, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Patricia R. Jeans, an unmarried woman

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

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

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

UNIT 3-A, BLDG NO. 3, "VERNON HEIGHTS CONDO"

Tax Parcel Number(s): P105849 / 4635-003-001-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 12, 2021

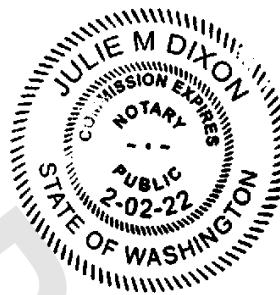
Robin M. Murphy  
Robin M. Murphy

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Robin M. Murphy 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: 5/12/2021

Julie M. Dixon  
Name: Julie M. Dixon  
Notary Public in and for the State of WASH.  
Residing at: Cumano Island  
My appointment expires: 2/2/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P105849 / 4635-003-001-0000**

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UNIT 3-A, BUILDING NO. 3, "VERNON HEIGHTS CONDOMINIUM", AS PER SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9408260062, IN VOLUME 15 OF PLATS, PAGE(S) 189 THROUGH 194, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS FURTHER SET FORTH AND DEFINED IN THE CERTAIN "DECLARATION OF CONDOMINIUM SUBDIVISION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR VERNON HEIGHTS CONDOMINIUM", RECORDED UNDER AUDITOR'S FILE NO. 9408260063, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: City of Mount Vernon  
Purpose: Ingress, egress, utilities and sewer lines  
Recording Date: October 14, 1993  
Recording No.: 9310140068  
Affects: Portions of said condominiums
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power and Light Company  
Purpose: Utilities  
Recording Date: December 8, 1993  
Recording No.: 9312080143  
Affects: The East 10 feet of condominiums
3. 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 Vernon Heights Condominium:  
  
Recording No: 9408260062
4. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.  
  
Entitled: Declaration of Condominium  
Recording Date: August 26, 1994  
Recording No.: 9408260063  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: March 9, 1995  
Recording No.: 9503090036

**EXHIBIT "B"**

**Exceptions  
(continued)**

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 4, 2009  
Recording No.: 200905040154

5. Lien of assessments levied pursuant to the Declaration for Vernon Heights Condominium to the extent provided for by Washington law.
6. Unit Owners Association of Vernon Heights Condominium Policy Resolution No.1 and the terms and conditions thereof:

Recording Date: March 8, 1995  
Recording No.: 9503080055

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

Granted to: Comcast of Washington IV, Inc.  
Purpose: Broadband communication services  
Recording Date: March 8, 2010  
Recording No.: 201003080058  
Affects: Portion of said premises

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

**EXHIBIT "B"**

Exceptions  
(continued)

- thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by City of Mount Vernon.
  11. City, county or local improvement district assessments, if any.