

When recorded return to:

Clayton D. Peet and Jodie E. Brewer-Peet
715 Brookstone Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3003

Jul 01 2021

Amount Paid \$7645.00

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
020047930

Escrow No.: 620047930

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Ryan Knutzen, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Clayton D. Peet and Jodie E. Brewer-Peet, a married couple

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

LOT 396, 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, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P127327 / 4948-000-396-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: June 29, 2021Daniel Ryan Knutzen
Daniel Ryan KnutzenState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel Ryan Knutzen 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: June 29, 2021Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Exceptions

1. 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 Date: March 30, 1903
Recording No.: 43547

The Company makes no representations about the present ownership of these reserved and excepted interests.

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 Date: December 14, 1912
Recording No.: 94380

The Company makes no representations about the present ownership of these reserved and excepted interests.

3. 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
Affects: Portion of said premises

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 23, 1980
Recording No.: 8009230001
Affects: Portion of said premises

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

Purpose: Drainage
Recording Date: June 8, 1988
Recording No.: 8806080008
Affects: Portion of said premises

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

6. City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:

Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028
Affects: Said Plat and other property

7. Development Agreement and the terms and conditions thereof:

Executed by: The City of Mt. Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002
Affects: Said plat and other property

8. Storm Drainage Release Easement Agreement and the terms and conditions thereof:

Executed by: 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 and the terms and conditions thereof:

Executed by: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property

10. Developer Extension Agreement and the terms and conditions thereof:

Executed by: 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:

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

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

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

Recording Date: May 23, 2002
 Recording No.: 200205230079
 Affects: Said plat and other property

Amended by instrument(s):

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

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

In favor of: 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. Master Plan and the terms and conditions thereof:

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

15. Declaration of Easements and Covenant to Share Costs for Skagit Highlands and the terms and conditions thereof.;

Executed by: Skagit Highlands, LLC, a Washington limited liability company
 Recording Date: August 17, 2005
 Recording No.: 200508170113

Amended by instrument(s):

Recording No.: 200607250099
 Recording No.: 200806040066
 Recording No.: 200810160044

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

16. 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: May 17, 2005
Recording No.: 200508170114

Amended by instrument(s):

Recording No.: 200511020084
Recording No.: 200604060049
Recording No.: 200605250083
Recording No.: 200605260150
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

17. 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

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.: 200508170115

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

19. Water Service Contract Agreement and 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
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
Affects: Portion of said premises
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. 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
24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

25. 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."

26. Assessments, if any, levied by Mt Vernon.
27. City, county or local improvement district assessments, if any.