

When recorded return to:
Nicole Gregory and Jonathan Gregory
5531 Timberridge Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3481
Jul 29 2021
Amount Paid \$11120.00
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

Escrow No.: 620047849

CHICAGO TITLE
620047849

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Scott Holley and Brittany Ann Holley, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jonathan B. Gregory and Nicole D. Gregory, a married couple

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.)

LT 68, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)

Tax Parcel Number(s): P127170 / 4948-000-068-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: July ²⁸~~13~~, 2021

 Robert Scott Holley


 Brittany Ann Holley

State of WASHINGTON
 County of SKAGIT

I certify that I know or have satisfactory evidence that Robert Scott Holley and Brittany Ann Holley are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

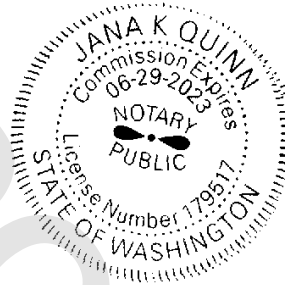
Dated: July 28 2021Name: Janak QuinnNotary Public in and for the State of WashingtonResiding at: ArlingtonMy appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127170 / 4948-000-068-0000

LOT 68, 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.

EXHIBIT "B"

Exceptions

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.

Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

Note: No determination has been made regarding the current ownership of said reserved rights.

2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Recording No. 9203270092, Recording No. 9303110069, Recording No. 9308060022 and Recording No. 9309210028.

Affects: Said Plat and other property

3. Restriction contained in instrument recorded December 14, 1912 under Auditor's File No. 94380, as follows:

That no saloon shall ever be located or established upon the lands herein described.
Affects: Said Plat and other property

4. 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 Massachusetts corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 27, 1960
Recording No.: 599210
Affects: Said Plat and other property

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 23, 1980
Auditor's No(s): 8009230001, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of Lot 7, not specifically located on record

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);

EXHIBIT "B"**Exceptions
(continued)**

Recorded: June 8, 1988
 Auditor's No(s): 8806080008, records of Skagit County, Washington
 For: Construct, maintain and operation of drainage facilities
 Affects: Said Plat and other property

7. Developer Extension Agreement, including the terms and conditions thereof; entered into;
 By: M.V.A, Inc., a corporation
 And Between: The City of Mt. Vernon
 Recorded: August 22, 2001
 Auditor's No. 200108220046, records of Skagit County, Washington
 Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005
 Auditor's No(s): 200507010181, records of Skagit County, Washington

8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;
 entered into;

By: Georgia Schopf, as her separate estate
 And Between: MVA, Inc., a Washington corporation
 Recorded: July 27, 2001
 Auditor's No. 200107270065, records of Skagit County, Washington
 Affects: Said plat and other property

9. Mitigation Agreement, including the terms and conditions thereof; entered into;

By: Sedro-Woolley School District No. 101
 And Between: MVA, Inc.
 Recorded: July 27, 2001
 Auditor's No. 200107270077, records of Skagit County, Washington
 Affects: Said plat and other property

10. Development Agreement, including the terms and conditions thereof; entered into;

By: The City of Mt. Vernon
 And Between: MVA, Inc., a Washington corporation
 Recorded: June 21, 2001
 Auditor's No. 200106210002, records of Skagit County, Washington
 Providing: Said plat and other property

11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions
 thereof, as recorded May 23, 2002 under Auditor's File No. 200205230079.

Affects: Said plat and other property

EXHIBIT "B"

**Exceptions
(continued)**

AMENDED by instrument(s):

Recorded: June 3, 2002
Auditor's No(s).: 200206030153, records of Skagit County, Washington

12. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005
Auditor's No(s).: 200503010068, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said plat and other property

13. Matters disclosed by Record of Survey;

Filed: June 8, 2005
Auditor's File No.: 200506080122, records of Skagit County, Washington

14. Terms and conditions of the Master Plan;

Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
Affects: Said plat and other property

15. Agreement, including the terms and conditions thereof; entered into;

By: Public Utility District No. 1 of Skagit County
And Between: Skagit Highlands, LLC, or its successor or assigns
Recorded: October 7, 2005
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water Service Contract

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

Recorded: August 17, 2005
Auditor's File No.: 200508170113, records of Skagit County, Washington
Executed by: Skagit Highlands, LLC, a Washington limited liability company

17. 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

EXHIBIT "B"

**Exceptions
(continued)**

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

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;

Recorded: August 17, 2005
Auditor's File No.: 200508170115, records of Skagit County, Washington
Executed by: Skagit Highlands, LLC, a Washington limited liability company

20. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 20, 2006
Auditor's No(s): 200609200081, records of Skagit County, Washington
For: Construct, maintain, replace, reconstruct and remove sanitary sewage
and storm drainage facilities
Affects: A strip across said premises

21. 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 Highlands Division V (Phase 2):

Recording No: 200801170047

22. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 19, 2007
Auditor's No(s): 200703190207, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of
grantee's facilities as now constructed, to be constructed, extended or

EXHIBIT "B"**Exceptions
(continued)**

relocated lying within the
description may be superseded at a later date
at no cost to Grantee

above described parcel. This easement
with a surveyed description provided

23. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: March 29, 2007
Auditor's No(s): 200703290063, records of Skagit County, Washington
For: Waterline
Affects: Tract AU1

24. 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."

25. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
26. City, county or local improvement district assessments, if any.
27. Dues, Charges and/or Assessments, if any, levied by Skagit Highland Homeowners Association.
28. Assessments, if any, levied by City of Mount Vernon.