

**When recorded return to:**  
**Percival Casipi and Jenilyn Casipi**  
**5467 Timber Ridge Drive**  
**Mount Vernon, WA 98273**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3655

Aug 09 2021

Amount Paid \$8717.00

Skagit County Treasurer

By Heather Beauvais Deputy

### **STATUTORY WARRANTY DEED**

**Order No.: 21-2059WA**

**Title Order No.: 201164-LT**

#### **THE GRANTOR(S)**

Thomas Barton Midgette and Megan Kay Midgette, a married couple

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE  
CONSIDERATION in hand paid, conveys, and warrants to

Percival Casipi and Jenilyn Casipi, a married couple

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

Lot 60, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)," as per plat recorded on January 17,  
2008, under Auditor's File No. 200801170047, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE  
A, ATTACHED HERETO AND INCORPORATED HEREIN.

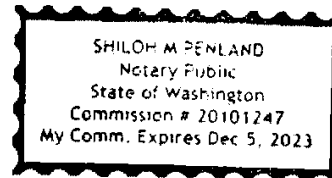
Tax Parcel No(s): 4948-000-060-0000 and P127162

Dated: 8/3/2021Thomas Barton Midgette  
Thomas Barton MidgetteMegan Kay Midgette  
Megan Kay MidgetteState of WACounty of Skagit

I certify that I know or have satisfactory evidence that Thomas Barton Midgette and Megan Kay Midgette is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated 8/3/2021Shiloh M Penland

Notary Public in and for the State of Washington  
Residing at: Mount Vernon  
Appointment Expiration: 12/5/2023



**SCHEDULE A**

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 of Deeds, page 532.
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546, and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993, and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022, and 9309210028, respectively. (Affects said plat and other lands)
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 lands)
4. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
Grantee: Puget Sound Power & Light Company, a Massachusetts Corporation  
Purpose: The right to construct, reconstruct, improve, repair, maintain and operate one electric transmission and/or distribution line consisting of poles or towers with necessary braces, guys and anchors, cross-arms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment.  
Area Affected: As surveyed, staked and agreed upon by both parties over Parcels "A" and "B"  
Dated: September 19, 1960  
Recorded: September 27, 1960  
Auditor's No.: 599210  
(Affects said plat and other lands)
5. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: For an electric line right of way together with the right to construct, maintain, replace and enlarge one or more electric lines consisting of poles, anchors, wires and/or underground cables, conduits and manholes, together with all necessary appurtenances therefore  
Area Affected: A portion of Lot 7, not specifically located on record  
Dated: September 11, 1980  
Recorded: September 23, 1980  
Auditor's No.: 8009230001  
(Affects a portion of Lot 7, not specifically located on record)
6. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**  
Grantee: The State of Washington  
Purpose: Construct, maintenance and operation of drainage facilities  
Area Affected: See record for exact location  
Dated: April 29, 1988  
Recorded: June 8, 1988  
Auditor's No.: 8806080008  
(Affects said plat and other lands)

**7. DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: M.V.A., Inc., a corporation

And: The City of Mount Vernon

Dated: June 27, 2001

Recorded: August 22, 2001

Auditor's No.: 200108220046

(Affects said plat and other lands)

Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181.

**8. STORM DRAINAGE RELEASE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: Georgia Schopf, as her separate estate

And: MVA, Inc., a Washington corporation

Dated: July 20, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270065

(Affects said plat and other lands)

**9. MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: Sedro-Woolley School District No. 101

And: MVA, Inc.

Dated: July 5, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270077

(Affects said plat and other lands)

**10. DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: The City of Mount Vernon

And: MVA, Inc., a Washington corporation

Recorded: June 21, 2001

Auditor's No.: 200106210002

(Affects said plat and other lands)

**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 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.**

(Affects said plat and other lands)

**12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected: Said plat and other lands

Dated: February 11, 2005

Recorded: March 1, 2005

Auditor's No.: 200503010068

**13. MATTERS DISCLOSED BY RECORD OF SURVEY:**

Filed: June 8, 2005

Auditor's No.: 200506080122

**14. TERMS AND CONDITIONS OF THE MASTER PLAN:**

Recorded: July 1, 2005

Auditor's No.: 200507010182

(Affects said plat and other lands)

**15. 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

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093

Regarding: Water Service Contract

**16. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS:**

Recorded: August 17, 2005

Auditor's No.: 200508170113

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

AMENDED BY INSTRUMENTS: Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, June 4, 2008 and October 16, 2008

Auditor's Nos.: 200604060049, 200605250083, 200605260150, 200607250099, 200806040066 and 200810160044 respectively

**17. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS**

RESIDENTIAL PROPERTY:

Recorded: August 17, 2005

Auditor's No.: 200508170114

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

PARTIAL ASSIGNMENTS OF DECLARANT'S RIGHTS: Auditor's Nos.: 200511020084, 200605230087, 200605260149, 200608070191 and 200608100126, respectively

AMENDED BY INSTRUMENTS: Auditor's Nos.: 200604060049, 200605250083, 200605260150, 200612210068, 200806040066, 200810160044, and 200902050087, 200902050087, 201510210021, 20110210022, 201510260101, 201510260102, 201512160015, 201708100003

**18. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS WEST NEIGHBORHOOD:**

Recorded: August 17, 2005

Auditor's No.: 200508170115

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

**19. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: City of Mount Vernon, a Municipal Corporation

Purpose: To construct, maintain, replace, reconstruct, and remove sanitary sewage and storm drainage facilities

Area Affected: A strip across said premises

Dated: June 30, 2006

Recorded: September 20, 2006

Auditor's No.: 200609200081

**20. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:**

Plat/Short Plat: Skagit Highlands Div. V (Phase 2)

Recorded: January 17, 2008

Auditor's No.: 200801170047

**21. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to

Grantee

Recorded: March 19, 2007

Auditor's No.: 200703190207

**22. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation

Purpose: Waterline

Area Affected: Tract AU1

Dated: March 21, 2007

Recorded: March 29, 2007

Auditor's No.: 200703290063