

**When recorded return to:**  
Juan Davila and Erika Hernandez Lopez  
5466 Timber Ridge Dr.  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3666  
Aug 09 2021  
Amount Paid \$8717.00  
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.: 620048089

**CHICAGO TITLE**  
620048089

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Abigail Fisher Matheson and Steve L. Matheson, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Juan Davila and Erika Hernandez Lopez, husband and wife

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 95, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2),"

Tax Parcel Number(s): P127197/49480000950000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 30, 2021

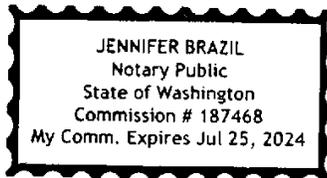
Abigail Fisher Matheson  
Abigail Fisher Matheson

Steve L. Matheson  
Steve L. Matheson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Abigail Fisher Matheson and Steve L. Matheson 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: August 5, 2021



Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P127197**

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LOT 95, "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 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
  
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(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, together with necessary appurtenances  
Recording Date: September 23, 1980  
Recording No.: 8009230001  
Affects: A portion of Lot 7, not specifically located on record
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Construct, maintain and operation of drainage facilities  
Recording Date: June 8, 1988  
Recording No.: 8806080008

**EXHIBIT "B"**

Exceptions  
(continued)

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

AMENDED by instrument(s):

**EXHIBIT "B"**

Exceptions  
(continued)

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

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, together with necessary appurtenances  
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;

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  
Recording No.: 200508170113, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company

Modification(s) of said instrument

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: July 25, 2006  
Recording No.: 200607250099

Modification(s) of said instrument

Recording Date: June 4, 2008  
Recording No.: 200806040066

Modification(s) of said instrument

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

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

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 23, 2006  
Recording No.: 200605230087

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

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 200605260149

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 7, 2006  
Recording No.: 200608070191

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2006  
Recording No.: 200608100126

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  
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

**EXHIBIT "B"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015  
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, a Washington nonprofit corporation, its successors or assigns  
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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Construct, maintain, replace, reconstruct and remove sanitary sewage

**EXHIBIT "B"**

Exceptions  
(continued)

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 set forth in a document:

In favor of: Puget Sound Power & Light Company  
Recording Date: March 19, 2007  
Recording No.: 200703190207  
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 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

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth 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. 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

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

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. Assessments, if any, levied by City of Mount Vernon.
27. City, county or local improvement district assessments, if any.
28. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021  
Tax Account Number: P127197 / 4948-000-095-0000  
Levy Code: 0930  
Assessed Value-Land: \$87,600.00  
Assessed Value-Improvements: \$306,300.00

General and Special Taxes: Billed: \$4,967.27  
Paid: \$2,483.67  
Unpaid: \$2,483.60