

**When recorded return to:**  
Gary D. Cottrell and Michelle Marie Cottrell  
600 Panorama Ridge  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-4225  
Sep 14 2021  
Amount Paid \$8841.60  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049087

CHICAGO TITLE  
620049087

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sophann Ley, an unmarried person, as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michelle Marie Cottrell and Gary D. Cottrell, Wife and Husband

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 42, "PLAT OF SKAGIT HIGHLANDS DIV V (PHASE 2)"

Tax Parcel Number(s): P127148 / 4948-000-042-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

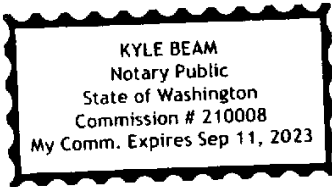
<sup>10 H</sup>  
Dated: September ~~8~~ 2021

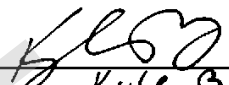
  
\_\_\_\_\_  
Sophann Ley

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Sophann Ley  
\_\_\_\_\_  
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: 9-10-21



  
\_\_\_\_\_  
Name: Kyle Beam  
Notary Public in and for the State of WA  
Residing at: Skagit  
My appointment expires: 9-11-23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P127148 / 4948-000-042-0000**

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LOT 42, "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. 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  
  
Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recording Date: March 30, 1903  
Recording No.: Volume 49, Page 532  
Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10  
  
The Company makes no representations about the present ownership of these reserved and excepted interests.
  
2. 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, as set forth in the document  
  
Recording Date: December 14, 1902  
Recording No.: 94380  
  
That no saloon shall ever be located or established upon the lands herein described  
Affects: Said Plat and other property
  
3. 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: Portion of said premises
  
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 Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
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 set forth in a document:

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

Purpose: Construct, maintain and operation of drainage facilities  
Recording Date: June 8, 1988  
Recording No.: 8806080008  
Affects: Portion of said premises

6. City of Mt. Vernon Ordinance No. 2483 and the terms and conditions thereof:

Recording Date: March 27, 1992  
Recording No.: 9203270092  
Affects: Said Plat and other property

7. City of Mt. Vernon Ordinance No. 2532 and the terms and conditions thereof:

Recording Date: March 11, 1993  
Recording No.: 9303110069  
Affects: Said Plat and other property

8. City of Mt. Vernon Ordinance No. 2546 and the terms and conditions thereof:

Recording Date: August 6, 1993  
Recording No.: 9308060022  
Affects: Said Plat and other property

9. City of Mt. Vernon Ordinance No. 2550 and the terms and conditions thereof:

Recording Date: September 21, 1993  
Recording No.: 9309210028  
Affects: Said Plat and other property

10. 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

11. 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

12. Mitigation Agreement and the terms and conditions thereof:

**EXHIBIT "B"**

Exceptions  
(continued)

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

13. 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

The Amendment for the above mentioned Agreement is recorded under Recording No. 200507010181.

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

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

15. 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

16. 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

**EXHIBIT "B"**

Exceptions  
(continued)

17. Master Plan and the terms and conditions thereof:

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

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.: 200508170113

Modification(s) of said instrument

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

19. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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  
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

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

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

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

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: October 21, 2015  
Recording No.: 201510210021

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

20. 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 Highland Homeowners Association  
Recorded: August 17, 2005  
Auditor's No(s): 200508170114

21. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood and the terms and conditions thereof ;

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

22. Agreement and the terms and conditions thereof:

**EXHIBIT "B"**

Exceptions  
(continued)

Executed by: 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  
Regarding: Water service contract

23. 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  
and storm drainage facilities  
Recording Date: September 20, 2006  
Recording No.: 200609200081  
Affects: A strip across said premises

24. 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 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

25. 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

26. 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

**EXHIBIT "B"**

Exceptions  
(continued)

27. 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."

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