

**When recorded return to:**

Jennah Buckley and Arthur Buckley  
5516 Timberridge Drive  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620049607

Escrow No.: 620049607

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Chase Christy and Jamie Christy, 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 Jennah Buckley and Arthur Buckley, a married couple

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

LOT 88, 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): P127190 / 4948-000-088-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5146

Nov 09 2021

Amount Paid \$8539.00

Skagit County Treasurer

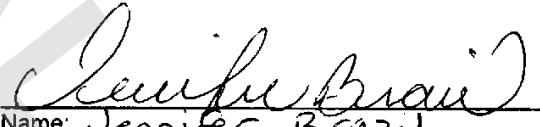
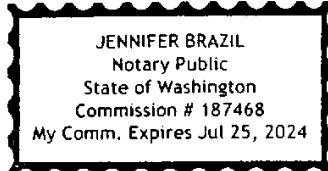
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 3, 2021

  
Chase Christy  
Jamie ChristyState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Chase Christy and Jamie Christy  
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: November 5, 2021  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"****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 Auditor's File No. 9203270092, 9303110069, 9308060022 and 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, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 27, 1960  
Auditor's No(s): 599210, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
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);  
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

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

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):

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

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

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
- AMENDED by instrument(s):  
 Recorded: July 25, 2006; June 4, 2008; October 16, 2008  
 Auditor's No(s): 200607250099; 200806040066; 200810160044, records of Skagit County, Washington
17. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
 Recorded: August 17, 2005  
 Auditor's No(s): 200508170114, records of Skagit County, Washington  
 Executed By: Skagit Highlands, LLC, a Washington limited liability company
- AMENDED by instrument(s):  
 Recorded: November 2, 2005, April 6, 2006, May 23, 2006, May 25, 2006; May 26, 2006, August 7, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008. October 16, 2008 and February 5, 2009  
 Auditor's No(s): 200511020084; 200604060049, 200605230087, 200605250083; 200605260149, 200605260150, 200608070191, 200608100126, 200608250117, 200612210068; 200806040066; 200810160044, and 200902050087, records of Skagit County, Washington
18. 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'

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

19. 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
  
20. 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  
 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
  
21. 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
  
22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance  
 thereof; Indian treaty or aboriginal rights.
  
23. City, county or local improvement district assessments, if any.
  
24. Assessments, if any, levied by Mt Vernon.
  
25. Assessments, if any, levied by Skagit Highland Homeowner's Association.
  
26. 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

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

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."