

When recorded return to:  
Krista Clausen  
5315 75th St NE  
Marysville, WA 98270

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049444

CHICAGO TITLE  
020049444

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Priscilla Ahrens, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Krista Clausen, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 189, PLAT OF SKAGIT HIGHLANDS DIVISON V (PHASE 1), ACCORDING TO THE PLAT  
THEREOF RECORDED ON DECEMBER 21, 2006 UNDER AUDITOR'S FILE NO.  
200612210067, 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): P125401 / 4915-000-189-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5177

Nov 10 2021

Amount Paid \$7621.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11/4/21

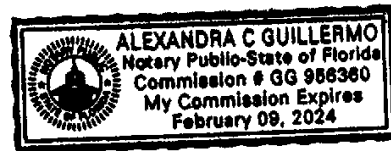
Priscilla Ahrens  
Priscilla Ahrens

FL (AKA)  
State of ~~WASHINGTON~~  
County of ~~SKAGIT~~  
Palm Beach

I certify that I know or have satisfactory evidence that Priscilla Ahrens is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument. *by means of physical presence.*

Dated: 11/4/2021

Alexandra C Guillermo  
Name: Alexandra C Guillermo  
Notary Public in and for the State of FL  
Residing at: Palm Beach County  
My appointment expires: 02/09/2024



## 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

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

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

**EXHIBIT "A"**

Exceptions  
(continued)

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. 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  
 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, 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,

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

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**

Recorded: November 2, 2005; April 6, 2006, May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009  
Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102 and 201512160015 records of Skagit County, Washington

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 PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1):

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

Recording No: 200612210067

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 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
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. Assessments, if any, levied by Mt Vernon.

**EXHIBIT "A"**

Exceptions  
(continued)

27. City, county or local improvement district assessments, if any.