

**When recorded return to:**  
James Scott Maier, Jr.  
5220 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

Escrow No.: 620049898

**CHICAGO TITLE**  
**620049898**

### **STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Thomas C. Stein, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to James Scott Maier, Jr., married as separate property

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

LOT 207, PLAT OF SKAGIT HIGHLANDS DIVISION 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): P125419 / 4915-000-207-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5295

Nov 19 2021

Amount Paid \$7045.00

Skagit County Treasurer

By Lena Thompson Deputy

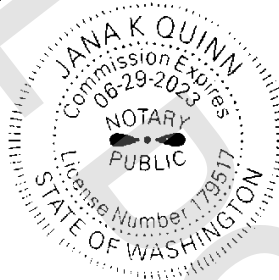
**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11/10/21

Thomas C Stein  
Thomas C. SteinState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas C. Stein 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.

Dated: November 10, 2021

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

## 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:  
  
 Recording No.: 9203270092  
 Recording No.: 9303110069  
 Recording No.: 9308060022  
 Recording No.: 9309210028
  
3. Restriction contained in instrument recorded December 14, 1912 under Recording 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  
 Recording No.: 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  
 Recording No.: 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  
 Recording No.: 8806080008, records of Skagit County, Washington  
 For: Construct, maintain and operation of drainage facilities

**EXHIBIT "A"**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  
 Recording No.: 200108220046, records of Skagit County, Washington  
 Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005

Recording No.: 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  
 Recording 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  
 Recording 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  
 Recording 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 Recording No. 200205230079.  
 Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: June 3, 2002

Recording No.: 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  
 Recording No.: 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  
 Recording No.: 200506080122, records of Skagit County, Washington
  
14. Terms and conditions of the Master Plan;  
 Recorded: July 1, 2005  
 Recording 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  
 Recording 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  
  
 AMENDED by instrument(s):  
 Recorded: July 25, 2006; June 4, 2008; October 16, 2008  
 Recording No.: 200607250099  
 Recording No.: 200806040066  
 Recording No.: 200810160044
  
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;

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

Recorded: August 17, 2005  
Recording No.: 200508170114, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

## AMENDED by instrument(s):

Recorded: November 2, 2005  
Recording No.: 200511020084

Recorded: April 6, 2006  
Recording No.: 200604060049

Recorded: May 25, 2006  
Recording No.: 200605250083

Recorded: May 26, 2006  
Recording No.: 200605260150

Recorded: August 25, 2006  
Recording No.: 200608250117

Recorded: December 21, 2006  
Recording No.: 200612210068

Recorded: June 4, 2008  
Recording No.: 200806040066

Recorded: October 16, 2008  
Recording No.: 200810160044

Recorded: February 5, 2009  
Recording No.: 200902050087

Recorded: October 21, 2015  
Recording No.: 201510210021

Recorded: October 21, 2015  
Recording No.: 201510210022

Recorded: October 26, 2015  
Recording No.: 201510260101

Recorded: October 26, 2015  
Recording No.: 201510260102

Recorded: December 16, 2015  
Recording No.: 201512160015

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: 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  
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  
Recording No.: 200508170115, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company'

20. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recorded: August 10, 2017  
Recording No.: 201708100003, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company'

21. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 20, 2006  
Recording No.: 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

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

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

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