

When recorded return to:

Antonio De Jesus Alatorre Rocha and Leidy Nayeli
Gonzalez Zamora
425 Crested Butte Boulevard
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.: 620049953

CHICAGO TITLE
620049953**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven Huntley and Virginia Huntley, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Antonio De Jesus Alatorre Rocha and Leidy Nayeli Gonzalez
Zamora, a married couple

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

LOT 174, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT 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): P125386 / 4915-000-174-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5776

Dec 17 2021

Amount Paid \$8539.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 29, 2021

Steven Huntley
Steven Huntley
Virginia Huntley
Virginia Huntley

State of Washington
County of S King
This record was acknowledged before me on 12.07.2021 by Steven Huntley and Virginia Huntley.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Arlington
My commission expires: 03.01.2024

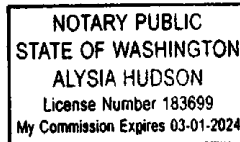


EXHIBIT "A"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: March 30, 1903
Recording No.: Volume 49 Deeds, page 532

No determination has been made as to the current ownership or other matters affecting said reservations.
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028

Affects: Said Plat and other property
3. Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912
Recording No.: 94380
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 27, 1960
Recording No.: 599210
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 23, 1980
Recording No.: 8009230001
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Drainage
Recording Date: June 8, 1988
Recording No.: 8806080008
7. Developer Extension Agreement, including the terms and conditions thereof:

Between: 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

AMENDED by instrument(s):

Recording Date: July 1, 2005
Recording No.: 200507010181
8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;

Between: 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

EXHIBIT "A"

**Exceptions
(continued)**

9. Mitigation Agreement, including the terms and conditions thereof;
- Between: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property
10. Development Agreement, including the terms and conditions thereof;
- Between: The City of Mt. Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002
Providing: Said plat and other property
11. 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
12. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line
Affects: Said plat and other property
13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Highland Division V (Phase 1):
- Recording No: 200612210067
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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
15. Terms and conditions of the Master Plan;
- Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property
16. Agreement, including the terms and conditions thereof;
- Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns

EXHIBIT "A"

**Exceptions
(continued)**

Recording Date: October 7, 2005
Recording No.: 200510070093
Providing: Water Service Contract

17. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recording Date: August 17, 2005
Recording No.: 200508170113,
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording No.: 200607250099
Recording No.: 200806040066
Recording No.: 200810160044

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.: 200508170114

Amended by Instruments:

Recording No.: 200511020084
Recording No.: 200604060049
Recording No.: 200605250083
Recording No.: 200605260150
Recording No.: 200608250117
Recording No.: 200612210068
Recording No.: 200806040066
Recording No.: 200810160044
Recording No.: 200902050087
Recording No.: 201510210021
Recording No.: 201510210022
Recording No.: 201510260101
Recording No.: 201510260102
Recording No.: 201512160015
Recording No.: 201708100003

19. 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 Homeowner Association, a Washington nonprofit corporation
Recording Date: August 17, 2005
Recording No.: 200508170114

20. 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.: 200508170115

21. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "A"

**Exceptions
(continued)**

Purpose: Sanitary sewage and storm drainage facilities
Recording Date: September 20, 2006
Recording No.: 200609200081
Affects: Portion of said premises

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 19, 2007
Recording No.: 200703190207
Affects: Portion of said premises

23. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recording Date: March 29, 2007
Recording No.: 200703290063
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.
27. City, county or local improvement district assessments, if any.