

When recorded return to:

Samuel W. Bailey
2310 Club Court, Unit A
Mount Vernon, WA 98273

GNW 22-14475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Russell, as his separate estate and Anastasia Russell as to any interest, 541 Ruby Peak Avenue, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Samuel W. Bailey, a married person as his separate estate

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

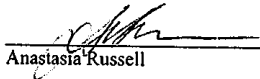
Abbreviated legal description: Property 1:
LOT 28, PLAT OF SKAGIT HIGHLANDS DIVISION 3

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P124561

Dated: 09 MAR 2022


Robert Russell


Anastasia Russell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-1053
Mar 17 2022
Amount Paid \$9396.96
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14475-KH

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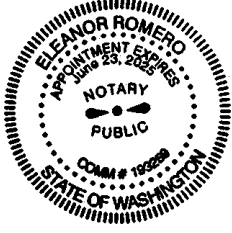
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9th day of March, 2022 by Robert Russell and Anastasia Russell.

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2025



UNOFFICIAL DOCUMENT

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 541 Ruby Peak Avenue, Mount Vernon, WA 98273
Tax Parcel Number(s): P124561

Property Description:

LOT 28, PLAT OF SKAGIT HIGHLANDS DIVISION 3, AS PER PLAT RECORDED UNDER AUDITORS
FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON. MAP14475

EXHIBIT B
22-14475-KH

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

Available upon request

2. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
Auditor's No.: 200507010182
Affects: Said plat and other property PLAN 14475

3. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate

And: MVA, Inc., a Washington corporation

Dated: July 20, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270065

Regarding: Storm Drainage Release Easement Agreement
Affects: Said plat and other property DRAINAGE EZ 14475

4. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sedro Woolley School District No. 101

And: MVA, Inc.

Dated: July 5, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270077

Regarding: Mitigation Agreement
Affects: Said plat and other property MIT AG 14475

5. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.

Dated: February 11, 2005

Recorded: March 1, 2005

Statutory Warranty Deed
LPB 10-05

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Auditor's No.: 200503010068

Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines. PSE EZ 14475

6. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005

Auditor's No.: 200508170113

Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008 and October 16, 2008

Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066 and 200810160044 respectively COV COMBO 200508170113

7. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005

Recorded: August 17, 2005

Auditor's No.: 200508170114

Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008, February 5, 2009, October 21, 2015 and August 10, 2017

Auditor's No.: 200604060049, 200605230088, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510210021, AND 201708100003 respectively

ASSIGNMENT OF DECLARANT'S RIGHTS:

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006

Auditor's No.: 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126, respectively

(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.) COV COMBO 200508170114

8. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005

Statutory Warranty Deed
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Recorded: August 17, 2005

Auditor's No.: 200508170115

Executed By: Skagit Highlands, LLC

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066 and 200810160044, respectively. COV COMBO 200508170115

9. WATER SERVICE CONTRACT:

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093 WATER SERVICE CONTRACT 14475

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Skagit Highlands, Division 3

Recorded: May 15, 2006

Auditor's No.: 200605150163 1STMAP 14475

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".