

When recorded return to:
Justin Olds
551 Ruby Peak Avenue
Mount Vernon, WA 98273

GNW 22-15159

STATUTORY WARRANTY DEED

Order No.: NXPU-0533575

THE GRANTOR(S)

Elisa David and Robert David, a married couple, who acquired title as Elisa Garton, an unmarried woman and Robert David, an unmarried man

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Justin Olds, an unmarried person

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

Lot 27, Plat of Skagit Highlands Division 3, according to the plat thereof, recorded under Auditor's File No. 200606160163, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Abbreviated Legal: **Lot 27, Skagit Highlands, Div. 3**

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): **P124560/4892-000-027-0000**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221490

Apr 11 2022

Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

RD
^{ED}
Dated: 4-3/8/2022
Elisa David
Elisa David
RD
Robert David

STATE OF: WA

COUNTY OF: Snohomish

On this day personally appeared before me Elisa David & Robert David, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 8th day of April, 20 22.

JT Mason
Notary Public residing at: Marysville
Printed Name: Janae T. Mason
My Commission Expires: 1/19/25



Subject to - Deed Exception(s):

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)

TERMS AND CONDITIONS OF THE MASTER PLAN:

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

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

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

Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.
 (Affects Lots 1 through 10)

EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
 Dated: February 11, 2005
 Recorded: March 1, 2005
 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.

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

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, 200605250083, 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.)

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.: 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.

WATER SERVICE CONTRACT:

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093

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, 2008

Auditor's No.: 200605150163

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".