

When recorded return to:

Leity Rush and Timothy E Rush
3210 Braeburn Alley
Mount Vernon, WA 98273

204844-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel P Reilly and Rebecca L Reilly, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Timothy E Rush and Leity Rush, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 71, Highland Greens Div 1, Ph B

Tax Parcel Number(s): 6053-000-071-0000/P134280

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221624

Apr 20 2022

Amount Paid \$9785.00

Skagit County Treasurer

By Lena Thompson Deputy

⁴ RLR
PRR
Dated: April 12, 2022
Daniel P Reilly
Daniel P Reilly

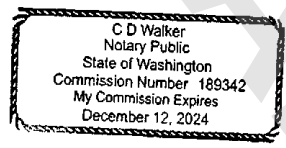
Rebecca L Reilly
Rebecca L Reilly

State of Washington
County of SKAGIT

This record was acknowledged before me on 4.14.22 by DANIEL P. REILLY + REBECCA L. REILLY

C D Walker
Notary Public

My commission expires: 12.12.24



UNRECORDED DOCUMENT

EXHIBIT A

Lot 71, Plat of "HIGHLAND GREENS, DIVISION 1, PHASE B, A PLANNED UNIT DEVELOPMENT" as per plat recorded June 21, 2018 under Skagit County Auditor's File No. 201806210062, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

END OF EXHIBIT A

Exhibit "B"

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: December 14, 2005
Auditor's No.: 200512140111

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: December 19, 2006
Auditor's No.: 200612190063

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: December 19, 2006
Auditor's No.: 200612190064

FIRST AMENDMENT TO COVENANTS:

Recorded: June 21, 2018
Auditor's No.: 201806210063

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: Reference is made to said document for full particulars
Dated: May 3, 2007
Recorded: May 3, 2007
Auditor's No.: 200705030057

AMENDMENT OF EASEMENT AND CONFIRMATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Hansell/Mitzel, LLC, a Washington limited liability company
And: Puget Sound Energy, Inc., a Washington corporation
Dated: January 29, 2018
Recorded: February 5, 2018
Auditor's No.: 201802050158

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: April 7, 2008
Auditor's No.: 200804070155

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: May 22, 2014
Auditor's No.: 201405220062

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: May 22, 2014
Auditor's No.: 201405220063

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 16, 2016

Auditor's No.: 201609160029

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Hansell/Mitzel, LLC, a Washington LLC

Purpose: A non-exclusive easement for the installation, maintenance and repair of a Storm Drain Line and appurtenances

Area Affected: Reference is made to said document for full particulars

Dated: April 12, 2018

Recorded: April 13, 2018

Auditor's No.: 201804130027

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: June 21, 2018

Auditor's No.: 201806210062

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Assessments, if any, due and owing Highland Greens Homeowners Association.