

When recorded return to:
Jeffery Lauver and Alicia Litchfield
521 Indian Trail Rd
Antioch, IL 60002

STATUTORY WARRANTY DEED

204862-LT

Order No.: 22-4831WA
Title Order No.: 22-4831WA

THE GRANTOR(S)

Maria Rachel G. Porter, an unmarried person

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

Jeffrey Lauver and Alicia Litchfield, husband and wife

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

Lot 183, "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 City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE
A, ATTACHED HERETO AND INCORPORATED HEREIN.

Tax Parcel No(s): 4915-000-183-0000/P125395 and Levy Code: 0930

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

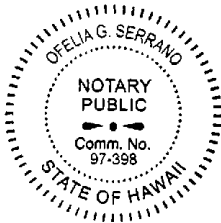
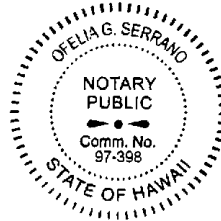
Affidavit No. 20221790

Apr 29 2022

Amount Paid \$9340.00
Skagit County Treasurer
By Lena Thompson Deputy

Dated: April 25, 2022Maria Rachel G. Porter
Maria Rachel G. PorterState of Washington Hawaii
County of Skagit Kauai

I certify that I know or have satisfactory evidence that Maria Rachel G. Porter is/are the individual(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated: 4/25/2022Ofelia G. Serrano
OFELIA G. SERRANO
Notary Public in and for the State of Washington
Residing at: 2007 E. Kalia Ave #1906 Honolulu
Appointment Expiration: AUG 07 2025

Doc. Description Statutory
Warranty Deed
Doc. Date 4/25/2022 # of Pages 2
Ofelia G. Serrano 5th Circuit
Ofelia G Serrano/Notary Public
My Commission Expires: AUG 07 2025

Schedule A

- 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 of Deeds, page 532. (Affects Lots 4, ptn 5, 6 through 8, ptn 9 and 10)
- 2) Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546, and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993, and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022, and 9309210028, respectively. (Affects said plat and other lands)
- 3) Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:
 "...that no saloon shall ever be located or established upon the lands herein described..."
 (Affects said plat and other lands)
- 4) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 Grantee: Puget Sound Power & Light Company, a Massachusetts corporation
 Purpose: The right to construct, reconstruct, improve, repair, maintain and operate one electric transmission and/or distribution line consisting of poles or towers with necessary braces, guys and anchors, cross-arms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment.
 Area Affected: As surveyed, staked and agreed upon by both parties over Parcels "A" and "B"
 Dated: September 19, 1960
 Recorded: September 27, 1960
 Auditor's No.: 599210
 (Affects said plat and other lands)
- 5) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: For an electric line right of way together with the right to construct, maintain, replace and enlarge one or more electric lines consisting of poles, anchors, wires and/or underground cables, conduits and manholes, together with all necessary appurtenances therefore
 Area Affected: A portion of Lot 7, not specifically located on record
 Dated: September 11, 1980
 Recorded: September 23, 1980
 Auditor's No.: 8009230001
- 6) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 Grantee: The State of Washington
 Purpose: Construct, maintenance and operation of drainage facilities
 Area Affected: See record for exact location
 Dated: April 29, 1988
 Recorded: June 8, 1988
 Auditor's No.: 8806080008
 (Affects said plat and other lands)
- 7) DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 Between: M.V.A., Inc., a corporation
 And: The City of Mount Vernon
 Dated: June 27, 2001
 Recorded: August 22, 2001
 Auditor's No.: 200108220046
 (Affects said plat and other lands)

Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181.

8) STORM DRAINAGE RELEASE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS 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
(Affects said plat and other lands)

9) MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Sedro-Woolley School District No. 101
And: MVA, Inc.
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270077
(Affects said plat and other lands)

10) DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: The City of Mount Vernon
And: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Auditor's No.: 200106210002
(Affects said plat and other lands)

11) 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 said plat and other lands)

12) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: Said plat and other lands
Dated: February 11, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010068

13) MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: June 8, 2005
Volume/Page: N/A
Auditor's No.: 200506080122

14) TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
Auditor's No.: 200507010182
(Affects said plat and other lands)

15) WATER SERVICE CONTRACT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Skagit Highlands, LLC, or its successor or assigns
Dated: September 30, 2005
Recorded: October 7, 2005
Auditor's No.: 200510070093
Regarding: Water Service Contract

16) DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005
Auditor's No.: 200508170113
Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED BY INSTRUMENTS:

Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200806040066, 200810160044 and 200902050087

17) DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 17, 2005
Auditor's No.: 200508170114
Executed By: Skagit Highlands, LLC, a Washington limited liability company

PARTIAL ASSIGNMENTS OF DECLARANT'S RIGHTS:

Auditor's No.: 200511020084, 200605230087, 200605260149, 200608070191, 200608100126, 201510210021, 201510210022, 201510260102

AMENDED BY INSTRUMENTS:

Auditor's No.: 200604060049, 200605250083, 200605260150, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510260101

18) SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS WEST NEIGHBORHOOD, AS HERETO ATTACHED

Recorded: August 17, 2005
Auditor's No.: 200508170115
Executed By: Skagit Highlands, LLC, a Washington limited liability company

19) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation
Purpose: To construct, maintain, replace, reconstruct, and remove sanitary sewage and storm drainage facilities
Area Affected: A strip across said premises
Dated: June 30, 2006
Recorded: September 20, 2006
Auditor's No.: 200609200081

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

Plat/Short Plat: Plat of Skagit Highlands Division V (Phase I)
Recorded: December 21, 2006
Auditor's No.: 200612210067

21) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: A strip of land ten (10) feet in width with five (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 at no cost to Grantee

Recorded: March 19, 2007
Auditor's No.: 200703190207

22) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Purpose: Waterline
Area Affected: Tract AU1
Dated: March 21, 2007
Recorded: March 29, 2007
Auditor's No.: 200703290063

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

24) Assessments, if any, due and owing Skagit Highlands Homeowners Association.

x/m/gp