

When recorded return to:

Paul Ryan Que Sanchez and Pui Yin Lee
5339 Clifftop Drive
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

Order No.: 22-4959WA
Title Order No.: 204979-LT

THE GRANTOR(S)

Christopher Douglas and Allyson Douglas, who acquired title as Christopher MJ Douglas and Allyson Kaye Douglas, husband and wife

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

Paul Ryan Que Sanchez and Pui Yin Lee, a married couple

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

Lot 359, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)," as per plat recorded on January 17, 2008, under Auditor's File No. 200801170047, 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).: 4948-000-359-0000/P127294 and Levy Code 0933

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221849

May 05 2022

Amount Paid \$9518.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05
Page 1 of 2

Dated: 5-1-2022

[Signature]
Christopher Douglas

[Signature]
Allyson Douglas

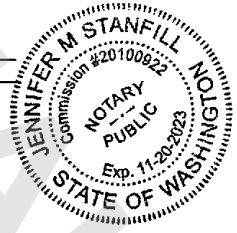
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Christopher Douglas and Allyson Douglas 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 May 01, 2022

[Signature]

Notary Public in and for the State of Washington
Residing at: Kenmore
Appointment Expiration: 11/20/2023



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.

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
(Affects a portion of Lot 7, not specifically located on record)

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
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:
Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, June 4, 2008 and October 16, 2008
Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200806040066 and 200810160044
respectively

17. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS
RESIDENTIAL PROPERTY:

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 and 200608100126, respectively
AMENDED BY INSTRUMENTS:
Auditor's No.: 200604060049, 200605250083, 200605260150, 200612210068, 200806040066, 200810160044,
and 200902050087, 200902050087, 201510210021, 201510260101, 201510260102, 201512160015,
201708100003

18. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
SKAGIT
HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS WEST NEIGHBORHOOD:

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, AS FOLLOWS:

Plat/Short Plat: Skagit Highlands Div. V (Phase 2)
Recorded: January 17, 2008
Auditor's No.: 200801170047

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 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

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

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

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