

When recorded return to:
Michael Hinchon and Melody Hinchon
400 Crested Butte Boulevard
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title Company
620051299

Escrow No.: 620051299

STATUTORY WARRANTY DEED

THE GRANTOR(S) Glen Wadley and Mary Wadley, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael Hinchon and Melody Hinchon, a married couple

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

LOT 170, "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 COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125382 / 4915-000-170-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221887

May 06 2022

Amount Paid \$9162.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 28, 2022

Glen Wadley
Glen Wadley

Mary E. Wadley
Mary Wadley

State of Washington
County of Snohomish
This record was acknowledged before me on 05/03/2022 by Glen Wadley and Mary Wadley.

Jana K. Quinn
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 06/29/2023

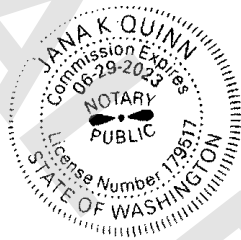


EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: March 30, 1903 in Volume 49 Deeds, page 532
Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

NOTE: This exception does not include present ownership of the above mineral rights.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 27, 1960
Recording No.: 599210
Affects: Said Plat and other property

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 23, 1980
Recording No.: 8009230001
Affects: A portion of Lot 7, not specifically located on record

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Construct, maintain and operation of drainage facilities
Recording Date: June 8, 1988
Recording No.: 8806080008
Affects: Said Plat and other property

5. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483 and the terms and conditions thereof:

Recording Date: March 27, 1992
Recording No.: 9203270092

6. Terms and conditions contained in City of Mt. Vernon Ordinance No. 2532 and the terms and conditions thereof:

EXHIBIT "A"
Exceptions
(continued)

- Recording Date: March 11, 1993
Recording No.: 9303110069
7. Terms and conditions contained in City of Mt. Vernon Ordinance No 2546 and the terms and conditions thereof:
- Recording Date: August 6, 1993
Recording No.: 9308060022
8. Terms and conditions contained in City of Mt. Vernon Ordinance No 2550 and the terms and conditions thereof:
- Recording Date: September 21, 1993
Recording No.: 9309210028
9. Reservations and recitals contained in the Deed as set forth below:
- Recording Date: December 14, 1912
Recording No.: 94380
10. Developer Extension Agreement and the terms and conditions thereof:
- Executed by: M.V.A, Inc., a corporation and The City of Mt. Vernon
Recording Date: August 22, 2001
Recording No.: 200108220046
Affects: Said plat and other property
- Amended by instrument(s):
Recording Date: July 1, 2005
Recording No.: 200507010181
11. Storm Drainage Release Easement Agreement, including the terms and conditions thereof:
- Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270065
Affects: Said plat and other property
12. Development Agreement, including the terms and conditions thereof;
- Between: The City of Mt. Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001

EXHIBIT "A"
Exceptions
(continued)

- Recording No.: 200106210002
Providing: Said plat and other property
13. Mitigation Agreement, including the terms and conditions thereof;
- Between: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property
14. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:
- Recording Date: May 23, 2002
Recording No.: 200205230079
- Amended by instrument(s):
- Recording Date: June 3, 2002
Recording No.: 200206030153
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 1, 2005
Recording No.: 200503010068
Affects: Said plat and other property
16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
- Recording No: 200506080122
17. Terms and conditions of the Master Plan:
- Recorded: July 1, 2005
Recording No.: 200507010182, records of Skagit County, Washington
Affects: Said plat and other property

EXHIBIT "A"
Exceptions
(continued)

18. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns
Recording Date: October 7, 2005
Recording No.: 200510070093
Providing: Water Service Contract

19. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recording Date: August 17, 2005
Recording No.: 200508170113,
Executed by: Skagit Highlands, LLC, a Washington limited liability company

Modification(s) of said instrument:

Recording Date: July 25, 2006
Recording No.: 200607250099

Modification(s) of said instrument:

Recording Date: June 4, 2008
Recording No.: 200806040066

Modification(s) of said instrument:

Recording Date: October 16, 2008
Recording No.: 200810160044

20. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 17, 2005
Recording No.: 200508170114

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2005
Recording No.: 200511020084

EXHIBIT "A"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2006
Recording No.: 200604060049

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2006
Recording No.: 200605250083

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 26, 2006
Recording No.: 200605260150

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 25, 2006
Recording No.: 200608250117

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2006
Recording No.: 200612210068

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 4, 2008
Recording No.: 200806040066

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 2008
Recording No.: 200810160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 5, 2009
Recording No.: 200902050087

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015
Recording No.: 201510210021
Recording No.: 201510210022

EXHIBIT "A"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015
Recording No.: 201510260101
Recording No.: 201510260102

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015
Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017
Recording No.: 201708100003

21. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skagit Highlands Homeowners Association

Recording Date: August 17, 2005
Recording No.: 200508170114

22. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;
Recorded: August 17, 2005
Recording No.: 200508170115, records of Skagit County, Washington
Executed by: Skagit Highlands, LLC, a Washington limited liability company'

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities
Recording Date: September 20, 2006
Recording No.: 200609200081
Affects: A strip across said premises

24. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or

EXHIBIT "A"
Exceptions
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Highlands Division V (Phase 1):

Recording No: 200612210067

25. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
26. City, county or local improvement district assessments, if any.
27. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

28. Assessments, if any, levied by Mt Vernon.