

When recorded return to:

Gerardo Mendoza-Camacho and Sonia Arely
Palma Herrera
842 Crested Butte Blvd
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620051165

Escrow No.: 245450078

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam D. Cooper, a single person as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Gerardo Mendoza-Camacho and Sonia Arely Palma Herrera,
a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 335, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), ACCORDING TO THE PLAT
THEREOF RECORDED ON JANUARY 17, 2008 AUDITOR'S FILE NO. 200801170047,
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): P127270/ 4948-000-335-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221889

May 06 2022

Amount Paid \$8574.60
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

SUBJECT TO: SPECIAL 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

Recording No.: Volume 49, Page 532

Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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: December 14, 1912

Recording No.: 94380

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 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

4. 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

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

In favor of: State of Washington

Purpose: Construct, maintain and operation of drainage facilities

Recording Date: June 8, 1988

Recording No.: 8806080008

Affects: Said plat and other property

STATUTORY WARRANTY DEED
(continued)

6. City of Mt. Vernon Ordinance No. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:

Recording Date: March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993
Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028

7. Development Agreement and the terms and conditions thereof:

Executed by: The City of Mt. Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002
Affects: Said plat and other property

8. Storm Drainage Release Easement Agreement and the terms and conditions thereof:

Executed by: Georgia Schopf and MVA, Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270065
Affects: Said plat and other property

9. Mitigation Agreement and the terms and conditions thereof:

Executed by: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property

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

The Amendment for the above mentioned Agreement is recorded under Recording No. 200507010181.

11. Order on Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

Recording Date: May 23, 2002
Recording No: 200205230079

The Order of Clarification is recorded under Recording No. 200206030153.

STATUTORY WARRANTY DEED

(continued)

12. 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: March 1, 2005

Recording No.: 200503010068

Affects: Said plat and other property

13. 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200506080122

Modification(s) of said Survey:

Recording Date: July 1, 2005

Recording No.: 200507010182

14. Declaration of Easements and Covenant to Share Costs for Skagit Highlands and the terms and conditions thereof:

Recording Date: August 17, 2005

Recording No.: 200508170113

The above mentioned Declaration of Easements is amended under

Recording Date: July 25, 2006, June 4, 2008 and October 16, 2008

Recording No: 200607250099

Recording No: 200806040066

Recording No: 200810160044

15. Covenants, conditions, restrictions and easements 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

STATUTORY WARRANTY DEED
(continued)

Recording No.: 200511020084
Recording No.: 200604060049
Recording No.: 200605230087
Recording No.: 200605250083
Recording No.: 200605260149
Recording No.: 200605260150
Recording No.: 200608070191
Recording No.: 200608100126
Recording No.: 200608250117
Recording No.: 200612210068
Recording No.: 200806040066
Recording No.: 200810160044
Recording No.: 200902050087
Recording No.: 201510210021
Recording No.: 201510210022
Recording No.: 201510260101
Recording No.: 201510260102
Recording No.: 201512160015
Recording No.: 201708100003

16. 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, a Washington nonprofit corporation, its successors or assigns
Recording Date: August 17, 2005
Recording No.: 200508170114

17. Covenants, conditions, restrictions and easements 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.: 200508170115

18. Water Service Contract and the terms and conditions thereof:

Recording Date: October 7, 2005
Recording No.: 200510070093

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

In favor of: The City of Mount Vernon, a municipal corporation of the State of Washington

STATUTORY WARRANTY DEED

(continued)

Purpose: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities

Recording Date: September 20, 2006

Recording No.: 200609200081

Affects: Portion of said premises

20. 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: March 19, 2007

Recording No.: 200703190207

Affects: Portion of said premises

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

In favor of: Public Utility District No. 1 of Snohomish County, Washington, a municipal corporation

Purpose: Waterline

Recording Date: March 29, 2007

Recording No.: 200703290063

Affects: Tract AU1

22. 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 federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Skagit Highlands Division V (Phase 2):

Recording No: 200801170047

23. 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

STATUTORY WARRANTY DEED
(continued)

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."

24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

25. City, county or local improvement district assessments, if any.

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 26, 2022

Adam Cooper
Adam D. Cooper

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Adam D. Cooper is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/4/2022

Jessie Sutherland
Jessica Sutherland
Notary Public in and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: August 14, 2022

