

When recorded return to:

Eric P. Swenson and Lisa R. Swenson
5333 Razor Peak Drive
Mount Vernon, WA 98273

GNW 22-15350

STATUTORY WARRANTY DEED

*J Nicholas *p
THE GRANTOR(S) Sara VanHolsbeck and Nick VanHolsbeck, a married couple, 4351 Williams Ave, LaVerne,
CA 91750,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Eric P. Swenson and Lisa R. Swenson, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 285, Skagit Highlands Div. V, Ph. 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P125497

Dated: May 3, 2022

Sara VanHolsbeck
Sara VanHolsbeck

Nick VanHolsbeck
*p
Nicholas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221899

May 06 2022

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF ~~WASHINGTON~~ Nebraska
COUNTY OF ~~SKAGIT~~ Scotts Bluff

This record was acknowledged before me on 3 day of May, 2022 by Sara VanHolsbeck and ^{*J} Nicholas P. VanHolsbeck.

Geraldine B. Allen
Signature

General Notary
Title

My appointment expires: 11-17-25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 5333 Razor Peak Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P125497

Property Description:

Lot 285, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE I), according to the plat thereof recorded on December 21, 2006 under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situated in Skagit County, Washington

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EXHIBIT B

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10. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

11. 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..."

12. **TERMS AND CONDITIONS OF THE MASTER PLAN:**

Recorded: July 1, 2005

Auditor's No.: 200507010182

Affects: Division No. 1 and other property

Said document may be a modification of Auditor's File No. 200106210002.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Skagit Highlands Division No. 1.

Recorded: August 16, 2005

Auditor's No.: 200508160182

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

14. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: City of Mount Vernon

And: MVA, Inc.

Dated: May 23, 2001

Recorded: June 21, 2001

Auditor's No.: 200106210002

Regarding: Development Agreement

Said document may be modified by Auditor's File No. 200507010182.

15. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Georgia Schopf, as her separate estate

And: MVA, Inc.

Dated: July 20, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270065

Regarding: Storm Drainage Release Easement Agreement

16. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: MVA, Inc.

And: City of Mount Vernon

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Dated: June 27, 2001
Recorded: August 22, 2001
Auditor's No.: 200108220046
Regarding: Developer Extension Agreement
Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200507010181.

17. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sedro Woolley School District No. 101
And: MVA, Inc.
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270077
Regarding: Mitigation Agreement

18. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: February 11, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010068
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

19. WATER SERVICE CONTRACT:

Dated: September 30, 2005
Recorded: October 7, 2005
Auditor's No.: 200510070093

20. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008 and October 16, 2008
Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066 and 200810160044 respectively

21. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005
Recorded: August 17, 2005
Auditor's No.: 200508170114
Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008, February 5, 2009, October 21, 2015 and August 10, 2017

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Auditor's No.: 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510210021 and 201708100003, respectively

ASSIGNMENT OF DECLARANT'S RIGHTS:

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006
Auditor's No.: 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126, respectively
(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

22. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face 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. Reference to said plat for particulars.

23. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The State of Washington
Dated: April 29, 1988
Recorded: June 8, 1988
Auditor's No.: 8806080008
Purpose: Construct, maintenance and operation of drainage facilities
Area Affected: See record for exact location

24. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005
Recorded: August 17, 2005
Auditor's No.: 200508170115
Executed By: Skagit Highlands, LLC
Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066 and 200810160044, respectively.

25. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: The Quadrant Corporation, a Washington Corporation
And: Skagit Highlands Homeowners Association
Dated: March 10, 2016
Recorded: March 21, 2016
Auditor's No.: 201603210153
Regarding: An easement for any lawful purpose including but not limited to, open space, landscape, recreation, pedestrian and recreational use and access. See document for full particulars