

When recorded return to:
Edward J. Ratliff and Beatriz V. Ratliff
4603 Nooksack Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222710
Jun 30 2022
Amount Paid \$7045.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051886

Escrow No.: 620051886

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas F. Lightner, also appearing of record as Tom Lightner, and April E. Lightner, 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 Edward J. Ratliff and Beatriz V. Ratliff, a married couple

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

LOT 2, "PLAT OF SKAGIT HIGHLANDS DIVISION IV", A PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200608230062, 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): P124914 / 4902-000-002-0000

Subject to:


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

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2022



Thomas F. Lightner

April E. LightnerState of WA
County of SkagitThis record was acknowledged before me on 6-29-22 by
Thomas E. Lightner and April E. Lightner

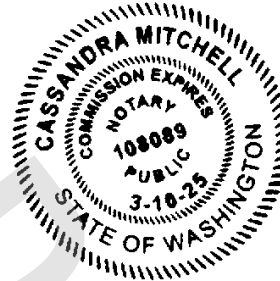
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 3-10-25

EXHIBIT "A"

Exceptions

SPECIAL EXCEPTIONS:

1. City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:

Recording No.: 9203270092
 Recording No.: 9303110069
 Recording No.: 9308060022
 Recording No.: 9309210028

2. Term and condition of the Master Plan:

Recording Date: July 1, 2005
 Recording No.: 200507010182

3. Storm Drainage Release Easement Agreement, including the terms and conditions thereof; entered into;

By: Georgia Schopf, as her separate estate
 And Between: MVA, Inc., a Washington corporation
 Recorded: July 27, 2001
 Recording No.: 200107270065, records of Skagit County, Washington
 Affects: Said plat and other property

4. Developer Extension Agreement, including the terms and conditions thereof; entered into;

By: M.V.A, Inc., a corporation
 And Between: The City of Mt. Vernon
 Recorded: August 22, 2001
 Recording No.: 200108220046, records of Skagit County, Washington
 Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005
 Recording No.: 200507010181, records of Skagit County, Washington

5. Mitigation Agreement, including the terms and conditions thereof; entered into;

By: Sedro-Woolley School District No. 101
 And Between: MVA, Inc.
 Recorded: July 27, 2001
 Recording No.: 200107270077, records of Skagit County, Washington
 Affects: Said plat and other property

EXHIBIT "A"Exceptions
(continued)

6. Development Agreement, including the terms and conditions thereof; entered into;
By: The City of Mt. Vernon
And Between: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002, records of Skagit County, Washington
Providing: Said plat and other property

Modified by Instrument
Recording No. 200507010182
7. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof

Recording Date: May 23, 2002
Recording No.: 200205230079

Amended by Instrument:

Recorded: June 3, 2002
Recording No. 200206030153
8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said plat and other property
9. Agreement, including the terms and conditions thereof; entered into;

By: Public Utility District No. 1 of Skagit County
And Between: Skagit Highlands, LLC, or its successor or assigns
Recorded: October 7, 2005
Recording No. 200510070093
Providing: Water Service Contract
10. 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

EXHIBIT "A"**Exceptions
(continued)**

Recorded: August 17, 2005
 Recording No.: 200508170113, records of Skagit County, Washington
 Executed by: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s):

Recorded: April 6, 2006
 Recording No.: 200604060049, records of Skagit County, Washington

Recorded: May 25, 2006
 Recording No.: 20005250083, records of Skagit County, Washington

Recorded: May 26, 2006
 Recording No.: 200605260150, records of Skagit County, Washington

Recorded: July 25, 2006
 Recording No.: 200607250099, records of Skagit County, Washington

Recorded: June 4, 2008
 Recording No.: 200806040066, records of Skagit County, Washington

Recorded: October 16, 2008
 Recording No.: 200810160044, records of Skagit County, Washington

11. 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

Partial Assignments of Declarant's Rights:

Recording No. 200511020084
 Recording No. 200605230087
 Recording No. 200605260149
 Recording No. 200608070191
 Recording No. 200608100126

Amended by Instruments:

Recording No. 200604060049
 Recording No. 200605250083
 Recording No. 200605260150

EXHIBIT "A"**Exceptions
(continued)**

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

12. 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 Highland Homeowners Association
 Recording Date: August 17, 2005
 Recording No.: 200508170114

13. 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

14. 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 Plat of Skagit Highlands Division IV:

Recording No: 200608230062

15. 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

EXHIBIT "A"Exceptions
(continued)

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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by City of Mount Vernon.