

**When recorded return to:**  
Sean Finley Hoffmann  
4908 Monarch Boulevard  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620051920

Escrow No.: 620051920

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ashton Rene Beach, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Sean Finley Hoffmann, an unmarried man

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

LOT 231, "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): P125443 / 4915-000-231-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222740

Jul 01 2022

Amount Paid \$8361.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 28, 2022

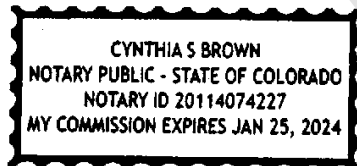
Ashton Rene Beach, by Stacey Beach Attorney in Fact  
Ashton Rene Beach, by Stacey Beach  
Attorney in Fact

State of Colorado  
County of Lafayette

This record was acknowledged before me on 6-30-2022 by  
Stacey Beach

as Attorney In Fact of  
Ashton Rene Beach

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Colorado  
My commission expires: 01-25-2024



**EXHIBIT "A"**  
Exceptions

1. 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 Highlands Division V (Phase 1):

Recording No: 200612210067

2. Reservations and recitals contained in the Deed as set forth below:

Recording Date: March 30, 1903

Recording No.: Volume 49 Deeds, page 532

No determination has been made as to the current ownership or other matters affecting said reservations.

3. Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912

Recording No.: 94380

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

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line

Recording Date: September 27, 1960

Recording No.: 599210

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

Purpose: Drainage

Recording Date: June 8, 1988

Recording No.: 8806080008

6. Developer Extension Agreement, including the terms and conditions thereof;

Between: 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

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

AMENDED by instrument(s):

Recording Date: July 1, 2005  
Recording No.: 200507010181

7. 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

8. 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

9. 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  
Recording No.: 200106210002  
Providing: Said plat and other property

10. 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

11. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005  
Recording No.: 200507010182  
Affects: Said plat and other property

12. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

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

Recording Date: August 17, 2005  
Recording No.: 200508170115  
Executed by: Skagit Highlands, LLC, a Washington limited liability company

13. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: September 20, 2006  
Recording No.: 200609200081  
For: Sanitary sewage and storm drainage facilities  
Affects: A strip across said premises

14. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: March 29, 2007  
Recording No.: 200703290063  
For: Waterline  
Affects: Tract AU1

15. 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

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

Recording Date: March 11, 1993  
Recording No.: 9303110069

17. 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

18. 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

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

Recording Date: August 17, 2005

**EXHIBIT "A"**

**Exceptions  
(continued)**

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

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: July 25, 2006  
Recording No.: 200607250099

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: June 4, 2008  
Recording No.: 200806040066

Modification(s) of said covenants, conditions and restrictions

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

**20. 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

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

21. 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
22. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:
- Recording Date: May 23, 2002  
 Recording No.: 200205230079
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: June 3, 2002  
 Recording No.: 200206030153
23. 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
24. 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 23, 2006  
 Recording No.: 200608230062
25. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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

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



**EXHIBIT "A"**

**Exceptions  
(continued)**

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 Date: October 21, 2015  
Recording No.: 201510210022

**Modification(s) of said covenants, conditions and restrictions**

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

Recording Date: October 26, 2015  
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

26. 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

27. 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  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 19, 2007

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

Recording No.: 200703190207

Affects: A strip of land 10 feet in width with 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

28. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
29. City, county or local improvement district assessments, if any.
30. 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."
31. Assessments, if any, levied by Mt Vernon.