

When recorded return to:

Christian Nana Lebughe and Rachelle Ntange
Lebughe
2000 W Marine View Dr 2029 Apt. 325
Everett, WA 98207

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051986

Escrow No.: 620051986

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlotte B. Harrison, a married person as her separate property, who aquired title as 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 Christian Nana Lebughe and Rachelle Ntange Lebughe, a married couple

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

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

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

LT 56, "PLAT OF SKAGIT HIGHLANDS DIV IV", REC 200608230062

Tax Parcel Number(s): P124968 / 4902-000-056-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 8, 2022

Charlotte B. Harrison
Charlotte B. Harrison

Christopher Lee Harrison
Christopher Lee Harrison

State of Washington
County of Snohomish

This record was acknowledged before me on 7-14-2022 by
Charlotte B. Harrison + Christopher B. Harrison

Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-8-22

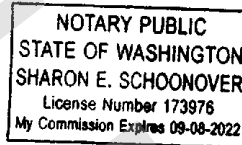


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124968 / 4902-000-056-0000

LOT 56, "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.

EXHIBIT "B"
Exceptions

1. City of Mount Vernon Ordinance No. 2483, 2483, 2532, 2546 and 2550 including the terms, covenants and provisions thereof :

Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028
2. 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
3. Storm Drainage Release 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
4. 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
5. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof

Recording No.: 200205230079
Recording No.: 200206030153
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 1, 2005
Recording No.: 200503010068, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
7. 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 successors and assigns
Recorded: October 7, 2005
Recording No.: 200510070093, records of Skagit County, Washington
Providing: Water service contract

EXHIBIT "B"

Exceptions
(continued)

8. 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
 Affects: Said plat and other property
- MODIFIED by instrument(s):
 Recorded: July 1, 2005
 Recording No.: 200507010182, records of Skagit County, Washington
9. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;
 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):

Recording No.: 200604060049
 Recording No.: 200605250083
 Recording No.: 200605260150
 Recording No.: 200607250099
 Recording No.: 200806040066
 Recording No.: 200810160044

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

Recorded: August 17, 2005
 Recording No.: 200508170114, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

Partial Assignment of Declarant's Rights:

Recording No.: 200511020084
 Recording No.: 200605230087
 Recording No.: 200605260149
 Recording No.: 200608070191
 Recording No.: 200608100126
 Recording No.: 200604060049
 Recording No.: 200605250083
 Recording No.: 200605260150

EXHIBIT "B"**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
11. 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 Homeowner's Association
 Recording Date: August 17, 2005
 Recording No.: 200508170114
12. Supplemental Declaration of Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: August 17, 2005
 Recording No.: 200508170115, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company
13. Agreement, including the terms and conditions thereof; entered into;
 By: MVA, Inc., a corporation
 And Between: The City of Mt. Vernon
 Recorded: August 22, 2001
 Recording No.: 200108220046, records of Skagit County, Washington
- Amended by instrument(s):
 Recorded: July 1, 2005
 Recording No.: 200507010181, records of Skagit County, Washington
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:

EXHIBIT "B"

**Exceptions
(continued)**

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 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. Assessments, if any, levied by Mt Vernon.
18. City, county or local improvement district assessments, if any.