

When recorded return to:

Lauren Jensen and Ian Jensen  
5490 Timber Ridge Drive  
Mount Vernon, WA 98273

GNW 22-16856

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David G. Moore, personal representative of The Estate of Daniel G. Moore, deceased, 5490  
Timber Ridge Drive, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Lauren Jensen and Ian Jensen, 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 92, Skagit Highlands Div. V, Ph. 2

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): P127194

Dated: 10/4/22

Estate of Daniel G. Moore

By: David G. Moore Personal Representative  
David G. Moore, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224102

Oct 06 2022

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

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16856-KH

Page 1 of 5

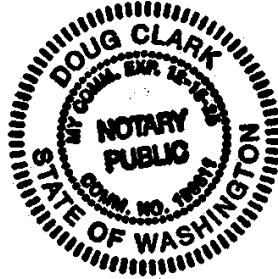
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 4<sup>th</sup> day of October, 2022 by David G. Moore, Personal Representative of Estate of Daniel G. Moore.

Doug Clark  
Signature

Notary Public  
Title

My commission expires: 12-15-25



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 5490 Timber Ridge Drive, Mount Vernon, WA 98273  
Tax Parcel Number(s): P127194

**Property Description:**

LOT 92, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), ACCORDING TO THE PLAT THEREOF  
RECORDED ON JANUARY 17, 2008 UNDER AUDITOR'S FILE NO. 200801170047, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16856-KH

Page 3 of 5

**EXHIBIT B**

22-16856-KH

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. Agreement, affecting subject property, regarding Storm Drainage Release Easement Agreement and te terms and provisions thereof between Georgia Schopf, as her separate property and MVA, Inc., recorded July 27, 2001 as Auditor's File No. 200107270065.
13. Mitigation agreement, affecting the subject property and other property and the terms and provisions thereof between Sedro Woolley School District No. 101 and MVA, Inc., dated July 5, 2001, recorded July 27, 2001 as Auditor's File No. 200107270077.
14. Terms and conditions of the Master Plan, recorded July 1, 2005 as Auditor's File No. 200507010182, a modification of Auditor's File No. 200106210002.
15. Agreement, affecting subject property, regarding development and the terms and provisions thereof between Skagit Highlands, LLC and City of Mount Vernon, on June 20, 2005 and recorded July 1, 2005, as Auditor's File No. 200507010181.

Said Instrument states that it both amends and supersedes Auditor's File No. 200108220046.

16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on February 11, 2005, recorded March 1, 2005 as Auditor's File No. 200503010068.
17. Terms and conditions of Water Service Contract dated September 30, 2005 recorded October 7, 2005 as Auditor's File No. 200510070093.
18. Terms and conditions of Declaration of Easements and Covenant to share cost for Skagit Highland, executed by, Skagit Highlands, LLC, a Washington limited liability company, recorded August 17, 2005 as Auditor's File No. 200508170113.

Said covenants, conditions and restrictions were amended and recorded April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008, October 16, 2008 and August 10, 2017 as Auditor's File No. 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066, 200810160044 and 201708100003.

19. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, a Washington limited liability company, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170114.

Said covenants, conditions and restrictions were amended and 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 and October 21, 2015 as Auditor's File No's. 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087 and 201510210021.

Statutory Warranty Deed  
LPB 10-05

An assignment of declarant's rights recorded November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006 as Auditor's File No's. 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126.

(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

20. 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.

21. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit Highlands Division V (Phase 2), recorded January 17, 2008, as Auditor's File No. 200801170047.

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".

22. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170115.

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066, 200810160044 and 201510210021, respectively.