

When recorded return to:
Aaron Bone and Mackenzie Bone
4650 Nooksack Loop
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052975

CHICAGO TITLE
620052975

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224605

Nov 14 2022

Amount Paid \$7029.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Levi Scott Harper and Danielle Harper, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Aaron Bone and Mackenzie Bone, a married couple

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

LOT 63, "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): P124975 / 4902-000-063-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 28, 2022

Levi Scott Harper
Levi Scott Harper
Danielle Harper
Danielle Harper

State of Washington
County of Snohomish

This record was acknowledged before me on 11-10-2022 by Levi Scott Harper and Danielle Harper.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

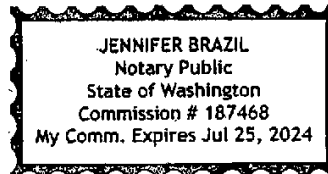


EXHIBIT "A"

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 "A"**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 "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

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 the Plat of Skagit Highlands Division IV:

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

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/13/2022
between Aaron Bone Mackenzie Bone ("Buyer")
Buyer Buyer
and Levi S. Harper Danielle M. Harper ("Seller")
Seller Seller
concerning 4650 Nooksack Loop Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Aaron Bone 10/25/22
Buyer Date
Authenticator
Mackenzie Bone 10/25/22
Buyer Date

Authenticator
Danielle Harper 10/25/2022
Seller Date
Authenticator
Levi Harper 10/25/2022
Seller Date