

When recorded return to:
Herbert J. Morgan, III

820 Pyramid Peak Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620052979

Escrow No.: 620052979

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon Hart and Cassandra Hart, 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 Herbert J. Morgan, III, an unmarried person

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 10, SKAGIT HIGHLANDS, DIV 1

Tax Parcel Number(s): P123150 / 4867-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224641

Nov 18 2022

Amount Paid \$8894.11
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: November 9, 2022



Brandon Hart


Cassandra Hart

State of Washington
County of SkagitThis record was acknowledged before me on 11-10-2022 by
Brandon Hart and Cassandra Hart



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



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123150 / 4867-000-010-0000

LOT 10, SKAGIT HIGHLANDS, DIVISION 1, A PLANNED UNIT DEVELOPMENT, RECORDED ON AUGUST 16, 2005, UNDER AUDITOR'S FILE NO. 200508160182, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: March 30, 1903
Recording No.: Volume 49, Page 532

The Company makes no representations about the present ownership of these reserved and excepted interests.
2. City of Mt. Vernon Ordinance No. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:

Recording Date: March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993
Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028
3. Storm Drainage Release Easement Agreement and the terms and conditions thereof:

Executed by: Georgia Schopf and MVA, Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270065
Affects: Entire Plat
4. Mitigation Agreement and the terms and conditions thereof:

Executed by: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077
Affects: Entire Plat
5. Order on Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

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

Amended by the document recorded under Recording No. 200206030153.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "B"**Exceptions
(continued)**

In favor of: 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: Entire plat

7. 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 1:

Recording No: 200508160182

8. Declaration of Easements and Covenant to Share Costs for Skagit Highlands and the terms and conditions thereof:

Recording Date: August 17, 2005
 Recording No.: 200508170113

The above mentioned Declaration of Easements is amended under

Recording Date: July 25, 2006, June 4, 2008 and October 16, 2008
 Recording No.: 200607250099
 Recording No.: 200806040066
 Recording No.: 200810160044

9. 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 Assignment of Declarant's Rights and the terms and conditions thereof:

Recording Date: November 2, 2005
 Recording No.: 200511020084

EXHIBIT "B"**Exceptions
(continued)****Modification(s) of said covenants, conditions and restrictions**

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

Assignment of Declarant's Rights and the terms and conditions thereof:

Recording Date: July 25, 2006
 Recording No.: 200607250100

10. 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, a Washington nonprofit corporation, its
 Recording Date: May 17, 2005
 Recording No.: 200508170114

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.: 200508170115

12. Water Service Contract and the terms and conditions thereof:

Recording Date: October 7, 2005
 Recording No.: 200510070093

EXHIBIT "B"**Exceptions
(continued)**

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

14. 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."

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