

When recorded return to:
Candi Ketterman
PO Box 648
Skagway, AK 99840

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20225021

Dec 28 2022

Amount Paid \$10141.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

CHICAGO TITLE COMPANY
620053318

Escrow No.: 245454732 *CTC*

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Lee Porter and Sandra Elaine Porter, who acquired title as Sandra Elaine Straley, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Candi Ketterman, an unmarried person

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

LOT 53, "SKAGIT HIGHLANDS, DIVISION II", A PLANNED UNIT DEVELOPMENT, APPROVED
APRIL 3, 2006 AND RECORDED ON APRIL 4, 2006 UNDER AUDITOR'S FILE NO.
200604040052, 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): P124273, 4887-000-053-0000

STATUTORY WARRANTY DEED
(continued)

Dated: December 20, 2022

Jason Lee Porter
Jason Lee Porter
Sandra Elaine Porter
Sandra Elaine ~~Straley~~ Porter

State of Washington
County of Okanogan

This record was acknowledged before me on Dec 20, 2022 by Jason Lee Porter
and Sandra Elaine ~~Straley~~ Porter

Deborah K Flick
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8/19/26

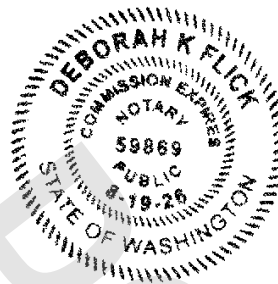


EXHIBIT A

Special Exceptions

SPECIAL EXCEPTIONS:

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 43547

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

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording No.: 838309

Recording No.: 9203270092

Recording No.: 9303110069

Recording No.: 9308060022

Recording No.: 9309210028

3. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005

Recording No.: 200507010182

Affects: Said plat and other property

4. Development Agreement and the terms and conditions thereof:

Between: The City of Mount Vernon and MVA, Inc., a Washington corporation

Recording Date: June 21, 2001

Recording No.: 200106210002

Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Recording No. 200507010182.

EXHIBIT A**Special Exceptions Cont'd**

5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);

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

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

Between: M.V.A., Inc., a corporation and the City of Mount Vernon

Dated: June 27, 2001

Recording Date: August 22, 2001

Recording No.: 200108220046

Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under Recording No. 200507010181.

7. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof;

Recording Date: May 23, 2002

Recording No.: 200205230079

Said document was amended by instrument recorded June 3, 2002, under Recording No. 200206030153.

Affects: Said plat and other property

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

Recording Date: August 17, 2005

Recording No.: 200508170113

Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording No.: 200607250099

Recording No.: 20080604006

Recording No.: 20081016004

EXHIBIT A**Special Exceptions Cont'd**

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

AMENDED by instrument(s):

Recording No.: 200511020084

Recording No.: 200604060049

Recording No.: 200605250083

Recording No.: 200605260150

Recording No.: 200607250100

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

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

Recording Date: August 17, 2005

Recording No.: 200508170114

EXHIBIT A**Special Exceptions Cont'd**

11. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recording Date: August 17, 2005

Recording No.: 200508170115

Executed By: Skagit Highlands, LLC, a Washington limited liability company

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

Recording Date: July 11, 2005

Recording No.: 200507110156 In favor of: Puget Sound Power and Light Company

Regarding: Electric transmission and/or distribution line

Affects: All lots in Division II

13. Agreement, including the terms and conditions thereof;

Between: Skagit Highlands, LLC, or its successors or assigns and Public Utility District No. 1 of Skagit County

Recording Date: October 7, 2005

Recording No.: 200510070093

Regarding: Water Service Contract

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 II:

Recording No: 200604040052

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:

EXHIBIT A**Special Exceptions Cont'd**

"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.

Authenticsign ID: 778EA64C-0274-ED11-ADE6-C050F2765AB1

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

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

©Copyright 2014
 Northwest Multiple Listing Service
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 05, 2022
 between Candi Ketterman ("Buyer")
Buyer
 and Jason Lee Porter Sandra Elaine Straley ("Seller")
Seller
 concerning 4749 Mount Baker 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.

Authenticated
Candi Ketterman 12/05/2022
 Buyer Date

Buyer Date

Authenticated
Jason Lee Porter 12/05/22
 Seller Date

Authenticated
Sandra E. Straley 12/05/22
 Seller Date