

When recorded return to:
Cody Kraski
5541 Buckhorn Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235631
Feb 28 2023
Amount Paid \$8850.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053564

CHICAGO TITLE
620053564

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Booker and Anne Booker, also shown of record as Daniel K. Booker and Anne M. Booker, 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 Cody Kraski, an unmarried man

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 107, PLAT OF SKAGIT HIGHLANDS DIV V (PH 2)

Tax Parcel Number(s): P127209 / 4948-000-107-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 27, 2023

D.B.
Daniel Booker
Anne Booker
Anne Booker

State of Washington
County of Whatcom
This record was acknowledged before me on 2/27/2023 by Daniel Booker and Anne Booker.

Michelle R Boudreau
(Signature of notary public)
Notary Public In and for the State of WA
My commission expires: May 29, 2023

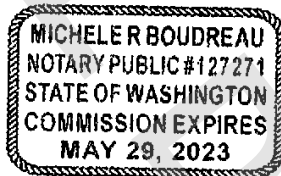


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127209 / 4948-000-107-0000

LOT 107, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 17, 2008 UNDER RECORDING NO. 200801170047, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.
Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10
2. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 2483":
Recording Date: March 27, 1992
Recording No.: 9203270092
3. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 2532":
Recording Date: March 11, 1993
Recording No.: 9303110069
4. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 2546":
Recording Date: August 6, 1993
Recording No.: 9308060022
5. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 2550":
Recording Date: September 21, 1993
Recording No.: 9309210028
6. Restriction contained in instrument recorded December 14, 1912 under Recording No. 94380, as follows:
That no saloon shall ever be located or established upon the lands herein described.
Affects: Said Plat and other property
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: September 27, 1960
Recording No.: 599210, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said Plat and other property
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: September 23, 1980
Recording No.: 8009230001
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary

EXHIBIT "B"

Exceptions
(continued)

appurtenances

Affects: A portion of Lot 7, not specifically located on record

9. Easement, including the terms and conditions thereof, disclosed by Instrument(s);
 Recording Date: June 8, 1988
 Recording No.: 8806080008
 For: Construct, maintain and operation of drainage facilities
 Affects: Said Plat and other property

10. Developer Extension Agreement, including the terms and conditions thereof; entered into;
 By: M.V.A, Inc., a corporation
 And Between: The City of Mt. Vernon
 Recording Date: August 22, 2001
 Recording No.: 200108220046
 Affects: Said plat and other property

 AMENDED by instrument(s):

 Recording Date: July 1, 2005
 Recording No.: 200507010181

11. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;
 entered into;
 By: Georgia Schopf, as her separate estate
 And Between: MVA, Inc., a Washington corporation
 Recording Date: July 27, 2001
 Recording No.: 200107270065
 Affects: Said plat and other property

12. Mitigation Agreement, including the terms and conditions thereof; entered into;
 By: Sedro-Woolley School District No. 101
 And Between: MVA, Inc.
 Recording Date: July 27, 2001
 Recording No.: 200107270077
 Affects: Said plat and other property

13. Development Agreement, including the terms and conditions thereof; entered into;
 By: The City of Mt. Vernon
 And Between: MVA, Inc., a Washington corporation
 Recording Date: June 21, 2001
 Recording No.: 200106210002
 Providing: Said plat and other property

14. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions
 thereof, as recorded May 23, 2002 under Recording No. 200205230079.
 Affects: Said plat and other property

EXHIBIT "B"

Exceptions
(continued)

AMENDED by instrument(s):

Recording Date: June 3, 2002
Recording No.: 200206030153

15. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said plat and other property
16. 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 Survey:

Recording No: 200506080122
17. Terms and conditions of the Master Plan:

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property
18. 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 successor or assigns
Recording Date: October 7, 2005
Recording No.: 200510070093
Providing: Water Service Contract
19. 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 Date: July 25, 2006

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200607250099

Recording Date: June 4, 2008
Recording No.: 200806040066

Recording Date: October 16, 2008
Recording No.: 200810160044

20. 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;

Recording Date: August 17, 2005

Recording No.: 200508170114

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

AMENDED by instrument(s):

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

Recording Date: April 6, 2006
Recording No.: 200604060049

Recording Date: May 23, 2006
Recording No.: 200605230087

Recording Date: May 25, 2006
Recording No.: 200605250083

Recording Date: May 26, 2006
Recording No.: 200605260149

Recording Date: May 26, 2006
Recording No.: 200605260150

Recording Date: August 7, 2006
Recording No.: 200608070191

Recording Date: August 10, 2006
Recording No.: 200608100126

Recording Date: August 25, 2006
Recording No.: 200608250117

Recording Date: December 21, 2006

EXHIBIT "B"

Exceptions
(continued)

- Recording No.: 200612210068
- Recording Date: June 4, 2008
Recording No.: 200806040066
- Recording Date: October 16, 2008
Recording No.: 200810160044
- Recording Date: February 5, 2009
Recording No.: 200902050087
- Recording Date: October 21, 2015
Recording No.: 201510210021
- Recording Date: October 21, 2015
Recording No.: 201510210022
- Recording Date: October 26, 2015
Recording No.: 201510260101
- Recording Date: October 26, 2015
Recording No.: 201510260102
- Recording Date: December 16, 2015
Recording No.: 201512160015
- Recording Date: August 10, 2017
Recording No.: 201708100003
21. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;
- Recording Date: August 17, 2005
Recording No.: 200508170115
Executed by: Skagit Highlands, LLC, a Washington limited liability company'
22. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recording Date: September 20, 2006
Recording No.: 200609200081
For: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities
Affects: A strip across said premises
23. Easement, including the terms and conditions thereof, granted by instrument(s):
- Recording Date: March 19, 2007

EXHIBIT "B"
Exceptions
(continued)

Recording No.: 200703190207
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

24. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recording Date: March 29, 2007
Recording No.: 200703290063
For: Waterline
Affects: Tract AU1

25. 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 V (Phase 2):

Recording No.: 200801170047

26. 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."

EXHIBIT "B"

Exceptions
(continued)

27. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
28. Assessments, if any, levied by City of Mount Vernon.
29. City, county or local improvement district assessments, if any.

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 January 30, 2023
between Cody Kraski ("Buyer")
Buyer Buyer
and Anne Booker Daniel Booker ("Seller")
Seller Seller
concerning 5541 Buckhorn Way 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.

Authentisow
Cody Kraski 01/31/23
Buyer Date

Authentisow
Anne Booker 01/31/2023
Seller Date

Buyer Date

Authentisow
Daniel Booker 01/31/2023
Seller Date