

When recorded return to:

Mr. and Mrs. Fernando Ismael Ruiz  
511 Ruby Peak Ave  
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235714

Mar 07 2023

Amount Paid \$7989.00

Skagit County Treasurer  
By Lena Thompson DeputyFiled for Record at Request of  
Curtis, Casteel & Palmer, PLLC  
Escrow Number: 220562LINSURED BY  
CHICAGO TITLE  
420053397

## Statutory Warranty Deed

**THE GRANTORS** Derek K Bell and Sierra S Anderson, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Fernando Ismael Ruiz and Margarita Ruiz, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

LT 31, PLAT OF SKAGIT HIGHLANDS DIV 3

Tax Parcel Number(s): P124564/4892-000-031-0000

LOT 31, PLAT OF SKAGIT HIGHLANDS DIVISION 3, AS PER PLAT RECORDED UNDER AUDITOR'S  
FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated February 28, 2023

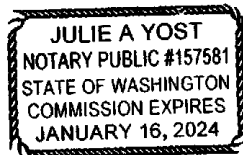
Derek K Bell  
Derek K Bell

Sierra S Anderson  
Sierra S Anderson

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Derek K Bell**

are the persons who appeared before me, and said persons acknowledged that  
signed this instrument and acknowledge it to be his free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 3.2.23

Julie A Yost  
Notary Public in and for the State of Washington  
Residing at Monroe  
My appointment expires: 1.16.24

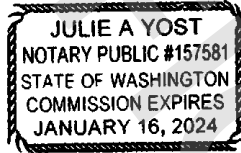
STATE OF Washington  
COUNTY OF Innomish SS:

I certify that I know or have satisfactory evidence that **Sierra S. Anderson**

are the persons who appeared before me, and said persons acknowledged that  
signed this instrument and acknowledge it to be  
uses and purposes mentioned in this instrument.

her she  
free and voluntary act for the

Dated: 3.1.23



Notary Public in and for the State of Washington  
Residing at Port Angeles  
My appointment expires: 1.16.24

## Exhibit "A"

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,  
Recorded: March 30, 1903 in Volume 49 of Deeds, page 532.  
Affects: Lots 2, 3, 4, Portion Lots 5 and 6 through 8, portion Lots 9 and 10

NOTE: This exception does not include present ownership of the above mineral rights.

Terms and conditions contained in City of Mount Vernon Ordinance No. 2463:

Recording Date: March 27, 1993  
Recording No.: 9203270092

Terms and conditions contained in City of Mount Vernon Ordinance No. 2532:

Recording Date: March 11, 1993  
Recording No.: 9303110069

Terms and conditions contained in City of Mount Vernon Ordinance No. 2546:

Recording Date: August 6, 1993  
Recording No.: 9308060022

Terms and conditions contained in City of Mount Vernon Ordinance No. 2550:

Recording Date: September 21, 1993  
Recording No.: 9309210028

Pre-Annexation Agreement and the terms and conditions thereof;

Between: City of Mount Vernon  
And: Mount Vernon Association, Inc.  
Recorded: March 27, 1992  
Auditor's File No.: 9203270093

## Exhibit "A"

## Development Agreement and the terms and conditions thereof;

Between: The City of Mount Vernon  
And: MVA, Inc., a Washington corporation  
Recorded: June 21, 2001  
Auditor's File No.: 200106210002

## Modification(s) of said instrument:

Recording Date: July 1, 2005  
Recording No.: 200507010182

## Storm Drainage Release Easement Agreement and the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate  
And: MVA, Inc., a Washington corporation  
Dated: July 20, 2001  
Recorded: July 27, 2001  
Auditor's No. 200107270065

## Mitigation Agreement and the terms and conditions thereof;

Between: City of Sedro Woolley School District No. 101  
And: MVA Inc., a Washington corporation  
Dated: July 5, 2001  
Recorded: July 27, 2001  
Auditor's File No.: 200107270077

## Developer Extension Agreement and the terms and conditions thereof;

Between: M.C.A. Inc., a corporation  
And: the City of Mount Vernon  
Dated: July 27, 2001  
Recorded: August 22, 2001  
Auditor's File No.: 200108220046

## Modification(s) of said instrument:

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

## Exhibit "A"

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

Recorded: May 23, 2002  
Recording No.: 200205230079

Modification(s) of said instrument:

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

Early Entry Agreement and the terms and conditions thereof:

Between: The Skagit Highlands, LLC  
And: The Quadrant Corporation  
Dated: October 21, 2004  
Recorded: November 1, 2004  
Auditor's File No.: 200411010178

Memorandum of Agreement and the terms and conditions thereof:

Between: The Skagit Highlands, LLC  
And: The Quadrant Corporation  
Dated: Not disclosed  
Recorded: November 1, 2004  
Auditor's File No.: 200411010179

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: March 1, 2005  
Auditor's No(s): 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  
Affects: Portion of said premises

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

## Exhibit "A"

## Terms and conditions of the Master Plan Agreement:

Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington

## Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached:

Recorded: August 17, 2005  
Auditor's File No.: 200508170113

## Modification(s) of said instrument:

Recording Date: July 25, 2006  
Recording No.: 200607250099

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

## Partial Assignment of Declarant's Rights:

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

## Modification(s) of said covenants, conditions and restrictions

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

## Modification(s) of said covenants, conditions and restrictions

Recording Date: May 23, 2006  
Recording No.: 200605230088

## Modification(s) of said covenants, conditions and restrictions

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

## Exhibit "A"

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2006  
Recording No.: 200612210068

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 5, 2009  
Recording No.: 200902050087

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015  
Recording No.: 201510210021

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015  
Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015  
Recording No.: 201510260101

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015  
Recording No.: 201510260102

## Exhibit "A"

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015

Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017

Recording No.: 201708100003

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

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

Recorded: August 17, 2005

Auditor's File No.: 200508170115, records of Skagit County, Washington

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

Water Service Contract Agreement and the terms and conditions thereof:

Between: Public Utility District No. 1 of Skagit County

And: Skagit Highlands, LLC or its successors or assigns

Recorded: October 7, 2005

Auditor's File No.: 200510070093

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 No. 3:

Recording No: 200605150163



## Exhibit "A"

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

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."

Assessments, if any, levied by Mount Vernon.