

When recorded return to:
Lee Ann Romberger
617 Monarch Boulevard
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235879
Mar 21 2023
Amount Paid \$8221.00
Skagit County Treasurer
By Lena Thompson Deputy

Escrow Number: 2023-46317-SKI Title File # 23-17707-TO

Filed for Record at the request of: Aegis Land Title Group

STATUTORY WARRANTY DEED

THE GRANTOR(S), Robert D. Mosteller and Dawn Mosteller, a married couple and Tommie L. Mosteller and Dominique E. Kiblinger, a married couple, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Lee Ann Romberger, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey, and including the attached **Exhibit "B"**

Abbreviated Legal: Lot 218, Skagit Highlands Div. V, Ph. 1
Tax Parcel Number(s): P125430

Dated: **3/17/2023**

Robert D. Mosteller
Robert D. Mosteller

Dawn Mosteller
Dawn Mosteller

Tommie L. Mosteller

Dominique E. Kiblinger

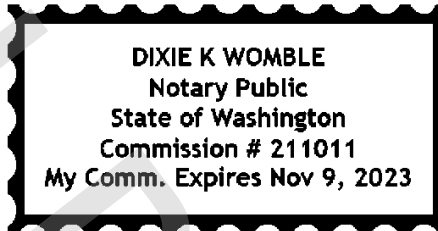
STATE OF WASHINGTON
COUNTY OF Thurston

Signed and sworn to (or affirmed) before me on this 16th day of March, 2023 by
Robert D. Mosteller and Dawn Mosteller.

Dixie K. Womble
Signature

Notary Public
Title

My appointment expires: 11/09/2023



Signer appeared remotely online using audio/video communication technology provided by Qualia RON.

☐ This notarial act involved the use of communication technology (check box if applicable).

Robert D. Mosteller

Tamm

Tommie L. Mosteller

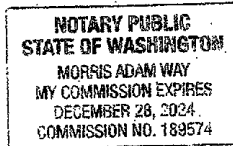
STATE OF WASHINGTON
COUNTY OF KING

Signed and sworn to (or affirmed) before me on this 17 day of March 2023,
2023 by Robert D. Mosteller, Dawn Mosteller, Tommie L Mosteller and Dominique E. Kiblinger.

M. L.
Signature

Notary Public
Title

My appointment expires: 12-28-2024



☐ This notarial act involved the use of communication technology (check box if applicable).

Robert D. Mosteller

Dawn Mosteller

Tommie L. Mosteller

Dominique Kiblinger

Dominique E. Kiblinger

STATE OF WASHINGTON
COUNTY OF ~~KING~~ PIERCE

^{KAP}
Signed and sworn to (or affirmed) before me on this 20th day of
March, 2023 by Dominique E. Kiblinger.

Kristi Ann Pond

Signature

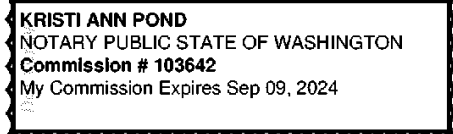
Notary Public - Kristi Ann Pond

Title

WA State - Pierce county

My appointment expires:09/09/2024

☒ This notarial act involved the use of communication technology (check box if applicable).



Notarial act performed by audio-visual communication

EXHIBIT A
LEGAL DESCRIPTION

Property Description:

Property 1:

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 218, "Plat of Skagit Highlands Division V (Phase 1)," according to the plat thereof, recorded on December 21, 2006, under Auditors File No. 200612210067, records of Skagit County, Washington. Situate in Skagit County, Washington

EXHIBIT B

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

2. Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:
"..that no saloon shall ever be located or established upon the lands herein described..."

3. **TERMS AND CONDITIONS OF THE MASTER PLAN:**

Recorded: July 1, 2005

Auditor's No.: 200507010182

Affects: Division No. 1 and other property

Said document may be a modification of Auditor's File No. 200106210002.

4. **ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Plat/Subdivision Name: Skagit Highlands Division No. 1.

Recorded: August 16, 2005

Auditor's No.: 200508160182

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: City of Mount Vernon

And: MVA, Inc.

Dated: May 23, 2001

Recorded: June 21, 2001

Auditor's No.: 200106210002

Regarding: Development Agreement

Said document may be modified by Auditor's File No. 200507010182.

6. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Georgia Schopf, as her separate estate

And: MVA, Inc.

Dated: July 20, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270065

Regarding: Storm Drainage Release Easement Agreement

16. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: MVA, Inc.

And: City of Mount Vernon

Dated: June 27, 2001

Recorded: August 22, 2001

Auditor's No.: 200108220046

Regarding: Developer Extension Agreement

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200507010181.

7. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sedro Woolley School District No. 101

And: MVA, Inc.

Dated: July 5, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270077

Regarding: Mitigation Agreement

8. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.

Dated: February 11, 2005

Recorded: March 1, 2005

Auditor's No.: 200503010068

Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

9. WATER SERVICE CONTRACT:

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093

10. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS: Recorded:

August 17, 2005

Auditor's No.: 200508170113

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008 and October 16, 2008

Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066 and 200810160044 respectively

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005

Recorded: August 17, 2005

Auditor's No.: 200508170114

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008, February 5, 2009, October 21, 2015 and August 10, 2017

Auditor's No.: 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510210021 and 201708100003, respectively ASSIGNMENT OF DECLARANT'S RIGHTS:

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006

Auditor's No.: 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126, respectively (200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

12. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "SKAGIT HIGHLANDS, DIVISION V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference to said plat for particulars.

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The State of Washington

Dated: April 29, 1988

Recorded: June 8, 1988

Auditor's No.: 8806080008

Purpose: Construct, maintenance and operation of drainage facilities

Area Affected: See record for exact location

14. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005

Recorded: August 17, 2005

Auditor's No.: 200508170115

Executed By: Skagit Highlands, LLC

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066 and 200810160044, respectively.

15. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe the following email address for this City is:

Mount Vernon mvutilities@mountvernonwa.gov

16. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: The Quadrant Corporation, a Washington Corporation

And: Skagit Highlands Homeowners Association

Dated: March 10, 2016

Recorded: March 21, 2016

Auditor's No.: 201603210153

Regarding: An easement for any lawful purpose including but not limited to, open space, landscape, recreation, pedestrian and recreational use and access. See document for full particulars

17. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe the following email address for this City is:

Mount Vernon mvutilities@mountvernonwa.gov

18. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowner's Association.