

When recorded return to:  
Taylor Moen  
1032 Panorama Ridge  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236095

Apr 12 2023

Amount Paid \$7605.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053816

CHICAGO TITLE CO.

620053816

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Zakary Karl Armstrong and Kelsey Montgomery, 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 Taylor Moen, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 5, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), AS PER PLAT RECORDED ON  
JANUARY 17, 2008, UNDER RECORDING NO. 200801170047, 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): P127111 / 4948-000-005-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 3, 2023

Zakary Karl ArmstrongKelsey MontgomeryState of Florida  
County of DuvalThis record was acknowledged before me on 04/07/2023 by Zakary Karl Armstrong and Kelsey Montgomery.

(Signature of notary public)

Notary Public in and for the State of FloridaMy commission expires: April 12, 2026

**EXHIBIT "A"**  
Exceptions

1. 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 Skagit Highlands Division V (Phase 2)::

Recording No: 200801170047

2. 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

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

3. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483

Recording Date: March 27, 1992

Recording No.: 9203270092, records of Skagit County, Washington

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

Recording Date: March 11, 1993

Recording No.: 9303110069, records of Skagit County, Washington

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

Recording Date: August 6, 1993

Recording No.: 9308060022, records of Skagit County, Washington

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

Recording Date: September 21, 1993

Recording No.: 9309210028, records of Skagit County, Washington

7. Reservations, restrictions and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912

Recording No.: 94380

**EXHIBIT "A"**

Exceptions  
(continued)

8. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: September 27, 1960  
 Recording No.: 599210  
 In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
 Regarding: Electric transmission and/or distribution line  
 Affects: Said Plat and other property
9. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: September 23, 1980  
 Recording No.: 8009230001  
 In favor of: Puget Sound Power & Light Company, a Washington corporation  
 Regarding: Electric transmission and/or distribution line
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: June 8, 1988  
 Recording No.: 8806080008  
 Regarding: Construct, maintain and operation of drainage facilities  
 Affects: Said Plat and other property
11. Pre-Annexation Agreement and the terms and conditions thereof:
- Between: City of Mount Vernon  
 And: Mount Vernon Association, Inc.  
 Recorded: March 27, 1992  
 Recording No.: 9203270093
12. Development Agreement and the terms and conditions thereof:
- Between: The City of Mount Vernon  
 And: MVA, Inc., a Washington corporation  
 Recorded: June 21, 2001  
 Recording No.: 200106210002
- Modified by instrument;  
 Recorded: July 1, 2005  
 Recording No.: 200507010182
13. 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

**EXHIBIT "A"****Exceptions  
(continued)**

Recorded: July 27, 2001  
Recording No.: 200107270065

**14. 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  
Recording No.: 200107270077

**15. 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  
Recording No.: 200108220046

Amended by instrument;  
Recorded: July 1, 2005  
Recording No.: 200507010181

**16. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Recording No. 200205230079, records of Skagit County, Washington.**

Amended by instrument:

Recorded: June 3, 2002  
Recording No.: 200206030153

**17. 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

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

Recorded: March 1, 2005  
Recording No.: 200503010068  
In favor of: Puget Sound Power & Light Company

**EXHIBIT "A"**

Exceptions  
(continued)

For: Electric transmission and/or distribution line, together with necessary appurtenances

19. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;

Recorded: August 17, 2005

Recording No.: 200508170113

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

Amended by instrument(s):

Recorded: April 6, 2006

Recording No.: 200604060049

Recorded: July 25, 2006

Recording No.: 200607250099

Recorded: June 4, 2008

Recording No.: 200806040066

Recorded: October 16, 2008

Recording No.: 200810160044

20. 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;

Recorded: May 26, 2006

Recording No.: 200605260149

AMENDED by instrument(s):

Recorded: November 2, 2005

Recording No.: 200511020084

Recorded: April 6, 2006

Recording No.: 200604060049

Recorded: February 5, 2009

Recording No.: 200902050087

**EXHIBIT "A"**Exceptions  
(continued)

Recorded: May 25, 2006  
Recording No.: 200605250083

Recorded: May 26, 2006  
Recording No.: 200605260149

Recorded: May 26, 2006  
Recording No.: 200605260150

Recorded: August 7, 2006  
Recording No.: 200608070191

Recorded: August 10, 2006  
Recording No.: 200608100126, records of Skagit County, Washington

Recorded: August 25, 2006  
Recording No.: 200608250117, records of Skagit County, Washington

Recorded: December 21, 2006  
Recording No.: 200612210068, records of Skagit County, Washington

Recorded: June 4, 2008  
Recording No.: 200806040066, records of Skagit County, Washington

Recorded: October 16, 2008  
Recording No.: 200810160044, records of Skagit County, Washington

Recorded: February 5, 2009  
Recording No.: 200902050087

Recorded: October 21, 2015  
Recording No.: 201510210021

Recorded: October 21, 2015  
Recording No.: 201510210022

Recorded: October 26, 2015  
Recording No.: 201510260101, records of Skagit County, Washington

Said Document was corrected in

Recorded: October 26, 2015  
Recording No.: 201510260102

Recorded: December 16, 2015  
Recording No.: 201512160015

**EXHIBIT "A"**

Exceptions  
(continued)

Recorded: August 10, 2017  
Recording No.: 201708100003

21. 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

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

Recorded: August 17, 2005  
Recording No.: 200508170115  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

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

Recorded: September 20, 2006  
Recording No.: 200609200081  
Regarding: Sanitary sewage and storm drainage facilities  
Affects: A strip across said premises

24. Terms and conditions of the Master Plan Agreement;

Recorded: July 1, 2005  
Recording No.: 200507010182, records of Skagit County, Washington

25. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 19, 2007  
Recording No.: 200703190207  
In favor of: Puget Sound Power & Light Company  
Regarding: Electric transmission and/or distribution line

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

Recorded: March 29, 2007  
Recording No.: 200703290063  
For: Waterline

27. Water Service Contract Agreement and the terms and conditions thereof;

**EXHIBIT "A"****Exceptions  
(continued)**

Between: Public Utility District No. 1 of Skagit County  
And: Skagit Highlands, LLC or its successors or assigns  
Recorded: October 7, 2005  
Recording No.: 200510070093  
Regarding: Water service contract

28. 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."

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