

When recorded return to:

Kayla C. Stevenson and Zachary T. Stevenson
931 Clearwater Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236326

May 01 2023

Amount Paid \$10007.00

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

CHICAGO TITLE COMPANY
620053872

Escrow No.: 620053872

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lore Kathryn Bruner and Kevin J. Kroeze, also appearing of record as Lore Kroeze and Kevin Kroeze, 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 Zachary T. Stevenson and Kayla C. Stevenson, a married couple

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

LOT 17, SKAGIT HIGHLANDS DIVISION 2A, A PLANNED UNIT DEVELOPMENT, APPROVED DECEMBER 11, 2015 AND RECORDED ON DECEMBER 16, 2015 UNDER AUDITOR'S FILE NO. 201512160014, 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): P133044 / 6032-000-017-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: April 28, 2023Lore Kroeze

Lore Kroeze

Kevin Kroeze

Kevin Kroeze

State of WashingtonCounty of SkagitThis record was acknowledged before me on April 28, 2023 by Lore Kroeze and Kevin Kroeze.Jennifer Brazil

(Signature of notary public)

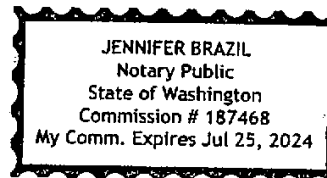
Notary Public in and for the State of WashingtonMy appointment expires: 7-25-2024

EXHIBIT "A"**Exceptions**

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: March 30, 1903
Recording No.: Volume 49 of Deeds, page 532
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
Affects: Said plat and other property

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, Recording No.: 838309
Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028,
Affects: Said plat and other property

3. Terms and conditions of the Master Plan;
Recorded: July 1, 2005
Recording No.: 200507010182, records of Skagit County, Washington
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
Recorded: June 21, 2001
Recording No.: 200106210002
Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Auditor's File No. 200507010182.

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
Recorded: July 27, 2001
Recording No.: 200107270065, records of Skagit County, Washington
Affects: Said plat and other property

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

6. 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 and as amended by instrument recorded June 3, 2002, under Recording No. 200206030153, records of Skagit County, Washington.
Affects: Said plat and other property
7. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;
Recorded: August 17, 2005
Recording No.: 200508170113, records of Skagit County, Washington
Executed by: Skagit Highlands, LLC, a Washington limited liability company
- AMENDED by instrument(s):
Recorded: July 25, 2006; June 4, 2008; October 16, 2008
Recording No.: 200607250099
Recording No.: 200806040066
Recording No.: 200810160044,
records of Skagit County, Washington
8. 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, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company
- AMENDED by instrument(s):
Recorded: November 2, 2005; April 6, 2006; May 25, 2006; May 26, 2006; June 7, 2006; August 25, 2006; August 4, 2008; October 16, 2008 and February 5, 2009, October 21, 2015, October 26, 2015 and December 16, 2016
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

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

Recording No.: 201510260101
 Recording No.: 201510260102
 Recording No.: 201512160015
 Recording No.: 201708100003
 records of Skagit County, Washington

9. 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

10. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
 Recorded: August 17, 2005
 Recording No.: 200508170115, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: July 11, 2005
 Recording No.: 200507110156, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Affects: A strip of land 10 feet in width across all lots, tracts and open spaces located within the boundaries of all private/public street and road rights-of-way
 Affects: All lots in Division II

12. 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 successors or assigns
 Recorded: October 7, 2005
 Recording No.: 200510070093, records of Skagit County, Washington
 Providing: Water Service Contract

13. 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,

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

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 Plat of SKAGIT HIGHLANDS DIVISION 2:

Recording No: 200604040052

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 Plat of SKAGIT HIGHLANDS DIVISION 2A:

Recording No: 201512160014

15. Assessments, if any, levied by Mt Vernon.
16. City, county or local improvement district assessments, if any.