

**When recorded return to:**

Patricia Boon  
The Peter and Patricia Boon Revocable Trust  
dated October 27, 2021  
9724 Amethyst Lane  
Brentwood, TN 37027

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237268

Jul 14 2023

Amount Paid \$7685.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Ticor Title RES70207148  
Chicago Title 620054274 10

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kenneth Mcmillion, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Peter Boon and Patricia Boon, Trustees of The Peter and  
Patricia Boon Revocable Trust dated October 27, 2021

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

LOT 205, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), AS PER PLAT RECORDED  
ON DECEMBER 21, 2006, UNDER RECORDING NO. 200612210067, 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): P125417 / 4915-000-205-0000

Subject to:

1. See Exhibit "A" attached hereto and made a part hereof


**STATUTORY WARRANTY DEED**  
(continued)

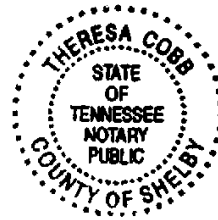
Dated: July 8, 2023

  
Kenneth Mcmillion

State of Tennessee  
County of Shelby

This record was acknowledged before me on 07/08/2023 by Kenneth Mcmillion.

  
(Signature of notary public)  
Notary Public in and for the State of Tennessee  
My commission expires: 11/09/2025



**EXHIBIT "A"**  
**EXCEPTIONS****Order No.:** RES70207148

1. 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 in Volume 49 Deeds, page 532  
**Recording No.:** 43547  
**Affects:** Lots 4, portion of 5, 6 through 8, portion of 9 and 10

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

2. Reservations and recitals contained in the Deed as set forth below:

**Recording Date:** December 14, 1912  
**Recording No.:** 94380

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

**In favor of:** Puget Sound Power & Light Company, a Massachusetts corporation  
**Purpose:** Electric transmission and/or distribution line, together with necessary appurtenances  
**Recording Date:** September 27, 1960  
**Recording No.:** 599210  
**Affects:** Said Plat and other property

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

**In favor of:** Puget Sound Power & Light Company, a Washington corporation  
**Purpose:** Electric transmission and/or distribution line, together with necessary appurtenances  
**Recording Date:** September 23, 1980  
**Recording No.:** 8009230001  
**Affects:** A portion of Lot 7, not specifically located on record

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

**Purpose:** Construct, maintain and operation of drainage facilities  
**Recording Date:** June 8, 1988  
**Recording No.:** 8806080008  
**Affects:** Said Plat and other property

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

6. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483 and the terms and conditions thereof:

Recording Date: March 27, 1992  
Recording No.: 9203270092  
Affects: Said Plat and other property

7. Terms and conditions contained in City of Mt. Vernon Ordinance No. 2532 and the terms and conditions thereof:

Recording Date: March 11, 1993  
Recording No.: 9303110069  
Affects: Said Plat and other property

8. Terms and conditions contained in City of Mt. Vernon Ordinance No 2546 and the terms and conditions thereof:

Recording Date: August 6, 1993  
Recording No.: 9308060022  
Affects: Said Plat and other property

9. Terms and conditions contained in City of Mt. Vernon Ordinance No 2550 and the terms and conditions thereof:

Recording Date: September 21, 1993  
Recording No.: 9309210028  
Affects: Said Plat and other property

10. Development Agreement, including the terms and conditions thereof;

Between: The City of Mt. Vernon and MVA, Inc., a Washington corporation  
Recording Date: June 21, 2001  
Recording No.: 200106210002  
Providing: Said plat and other property

11. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation  
Recording Date: July 27, 2001  
Recording No.: 200107270065  
Affects: Said plat and other property

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

**12. Developer Extension Agreement and the terms and conditions thereof:**

Executed by: M.V.A, Inc., a corporation and 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

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

Recording Date: May 23, 2002  
Recording No.: 200205230079  
Affects: Said plat and other property

Amended by instrument(s):

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

**14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:**

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 1, 2005  
Recording No.: 200503010068  
Affects: Said plat and other property

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

15. 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

16. Terms and conditions of the Master Plan:

Recorded: July 1, 2005

Recording No.: 200507010182

Affects: Said plat and other property

17. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns

Recording Date: October 7, 2005

Recording No.: 200510070093

Providing: Water Service Contract

18. 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

Recording No.: 200607250099

Recording Date: June 4, 2008

Recording No.: 200806040066

Recording Date: October 16, 2008

Recording No.: 200810160044

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

19. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2005

Recording No.: 200511020084

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 25, 2006

Recording No.: 200605250083

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 26, 2006

Recording No.: 200605260150

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

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

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: October 16, 2008  
Recording No.: 200810160044

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015  
Recording No.: 201512160015



**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017  
Recording No.: 201708100003

20. 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

21. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood:

Recorded: August 17, 2005  
Recording No.: 200508170115, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities  
Recording Date: September 20, 2006  
Recording No.: 200609200081  
Affects: A strip across said premises

23. 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 Highlands Division V (Phase 1):

Recording No: 200612210067

**EXHIBIT "A"**  
**EXCEPTIONS**

(continued)

24. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 19, 2007  
Recording No.: 200703190207  
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

25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

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

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."

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