

**When recorded return to:**Tonya Jacobs  
451 Tahoma Street  
Mount Vernon, WA 98273SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238165

Sep 25 2023

Amount Paid \$7989.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE  
COMPANY OF WASHINGTON425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054743

CHICAGO TITLE  
620054743**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alyssia F. Brock, an unmarried person and Geno A. Stemme and Julie A. Stemme, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Tonya Jacobs, an unmarried person and Donna Cooke, an unmarried person

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

LOT 147, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)," AS PER PLAT RECORDED ON JANUARY 17, 2008, UNDER AUDITOR'S FILE 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): P127249 / 4948-000-147-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 9/19/23

Alyssia F. Brock  
 Alyssia F. Brock

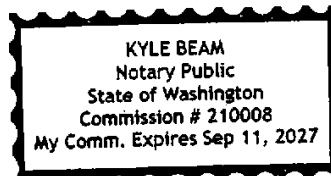
Geno A. Stemme  
 Geno A. Stemme

Julie A. Stemme  
 Julie A. Stemme

State of WA  
 County of Snohomish

This record was acknowledged before me on 9-19-23 by Alyssia F. Brock.

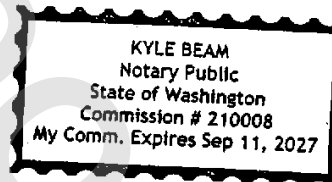
Kyle Beam  
 (Signature of notary public)  
 Notary Public in and for the State of WA  
 My commission expires: 9-11-27



State of WA  
 County of Snohomish

This record was acknowledged before me on 9-19-23 by Geno A. Stemme and Julie A. Stemme.

Kyle Beam  
 (Signature of notary public)  
 Notary Public in and for the State of WA  
 My commission expires: 9-11-27



**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 the Plat of 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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- 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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- 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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- 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, records of Skagit County, Washington
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, records of Skagit County, Washington
- Modified by instrument;  
 Recorded: July 1, 2005  
 Recording No.: 200507010182, records of Skagit County, Washington
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, records of Skagit County, Washington
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, records of Skagit County, Washington
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, records of Skagit County, Washington
- Amended by instrument;  
Recorded: July 1, 2005  
Recording No.: 200507010181, records of Skagit County, Washington
16. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit County, Washington.
- Amended by instrument;  
Recorded: June 3, 2002  
Recording No.: 200206030153, records of Skagit County, Washington
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, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

**EXHIBIT "A"**

Exceptions  
(continued)

19. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;  
 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: April 6, 2006  
 Recording No.: 200604060049, records of Skagit County, Washington

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

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, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: November 2, 2005  
 Recording No.: 200511020084, records of Skagit County, Washington

Recorded: April 6, 2006  
 Recording No.: 200604060049, records of Skagit County, Washington

Recorded: February 5, 2009  
 Recording No.: 200902050087, records of Skagit County, Washington

Recorded: May 25, 2006  
 Recording No.: 200605250083, records of Skagit County, Washington

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

Recorded: May 26, 2006  
Recording No.: 200605260149, records of Skagit County, Washington

Recorded: May 26, 2006  
Recording No.: 200605260150, records of Skagit County, Washington

Recorded: August 7, 2006  
Recording No.: 200608070191, records of Skagit County, Washington

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, records of Skagit County, Washington

Recorded: October 21, 2015  
Recording No.: 201510210021, records of Skagit County, Washington

Recorded: October 21, 2015  
Recording No.: 201510210022, records of Skagit County, Washington

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

Said Document was corrected in

Recorded: October 26, 2015  
Recording No.: 201510260102, records of Skagit County, Washington

Recorded: December 16, 2015  
Recording No.: 201512160015, records of Skagit County, Washington

Recorded: August 10, 2017  
Recording No.: 201708100003, records of Skagit County, Washington

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

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, a Washington nonprofit corporation, its successors or assigns  
 Recording Date: August 17, 2005  
 Recording No.: 200508170114
22. 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.: 200508170115
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;  
 Between: Public Utility District No. 1 of Skagit County

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

And: Skagit Highlands , LLC or its successors or assigns  
Recorded: October 7, 2005  
Recording No.: 200510070093, records of Skagit County, Washington  
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. Assessments, if any, levied by Mt Vernon.
30. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
31. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 08/13/23  
between Tonya Jacobs Donna Cooke ("Buyer")  
Buyer Buyer  
and Alyssia Brock Geno and Julie Stemme ("Seller")  
Seller Seller  
concerning 451 Tahoma St Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticity  
Tonya Jacobs 08/13/23  
Buyer Date  
Authenticity  
Donna Cooke 08/13/23  
Buyer Date

Alyssia Brock 9/19/23  
Seller Date  
Geno Stemme 7/29/23  
Seller Date  
Julie Stemme 9/19/23  
Seller Date  
Julie Stemme 7/24/23  
Seller Date  
Julie Stemme 9/12/23  
Seller Date