

When recorded return to:

Ramong P. Howell, Sr. and Ashley Danielle Howell
5518 Buckhorn Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238324

Oct 06 2023

Amount Paid \$9722.20
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620054545

Escrow No.: 620054545

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol Ladell Greene, who acquired title as Ladell Greene, an unmarried person and Carol M. Stafford, 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 Ramong P. Howell, Sr. and Ashley Danielle Howell, a married couple

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

LOT 161, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), ACCORDING TO THE PLAT THEREOF 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): P127263 / 4948-000-161-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-3-2023

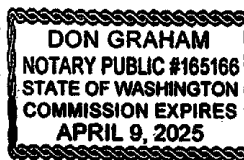
Ladell Greene
Ladell Greene

Carol M. Stafford
Carol M. Stafford

State of WA
County of Snohomish

This record was acknowledged before me on 10/4/23 by Ladell Greene.

Don Graham
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 4-9-25



State of Washington
County of Snohomish

This record was acknowledged before me on 10/03/2023 by Carol M. Stafford.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

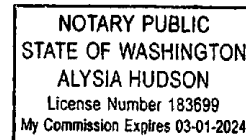


EXHIBIT "A"

Exceptions

1. Reservations and exceptions contained in the deed

Grantor: Northern Pacific Railroad Company
Recording No.: Volume 49, Page 532

Reserving and excepting from said Lands so much or such portions thereof as are or may be mineral lands or contain coal or iron, and also the use and the right and title to the use of such surface ground as may be necessary for ground operations and the right of access to such reserved and excepted mineral lands, including lands containing coal or iron, for the purpose of exploring, developing and working the land.

The Company makes no representations about the present ownership of these reserved and excepted interests.

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

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

Said document provides for, among other things, the following:

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
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
Recording Date: September 23, 1980
Recording No.: 8009230001
Affects: Portion of said premises

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

Purpose: Construct, maintain and operation of drainage facilities
Recording Date: June 8, 1988
Recording No.: 8806080008
Affects: Portion of said premises

EXHIBIT "A"Exceptions
(continued)

6. City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:

Recording Date: March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993
Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028

7. Development Agreement and the terms and conditions thereof:

Executed by: The City of Mt. Vernon, and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002

8. Storm Drainage Release Easement Agreement and the terms and conditions thereof:

Executed by: Georgia Schopf, as her separate estate, and MVA, Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270065

9. Mitigation Agreement and the terms and conditions thereof:

Executed by: Sedro-Woolley School District No. 101, and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077

10. 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

Amended by instrument(s):

Recorded: July 1, 2005
Recording No.: 200507010181

11. 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

EXHIBIT "A"Exceptions
(continued)

Said document was amended by document recorded on June 3, 2002 under Recording No. 200206030153.

12. 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
Recording Date: March 1, 2005
Recording No.: 200503010068
Affects: Said plat and other property

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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

14. Master Plan and the terms and conditions thereof:

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property

15. 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.: 200508170113

Modification(s) of said covenants, conditions and restrictions

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

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"Exceptions
(continued)

Recording Date: June 4, 2008
Recording No.: 200806040066

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 2008
Recording No.: 200810160044

16. 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: the Skagit Highlands Homeowners Association, a Washington nonprofit corporation
Recording Date: August 17, 2005
Recording No.: 200508170113

17. 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

Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood is recorded under Recording No. 200508170115

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200511020084
Recording No.: 200604060049
Recording No.: 200605230087
Recording No.: 200605250083
Recording No.: 200605260149
Recording No.: 200605260150
Recording No.: 200608070191
Recording No.: 200608100126
Recording No.: 200608250117
Recording No.: 200612210068
Recording No.: 200806040066
Recording No.: 200810160044
Recording No.: 200902050087

EXHIBIT "A"Exceptions
(continued)

Recording No.: 201510210021
Recording No.: 201510210022
Recording No.: 201510260101
Recording No.: 201510260102
Recording No.: 201512160015
Recording No.: 201708100003

18. 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
Regarding: Water service Contract

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

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

20. 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
Recording Date: March 19, 2007
Recording No.: 200703190207
Affects: Portion of said premises

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

Purpose: Waterline
Recording Date: March 29, 2007
Recording No.: 200703290063
Affects: Portion of said premises

22. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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):

EXHIBIT "A"Exceptions
(continued)

Recording No: 200801170047

23. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
24. 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."

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