

When recorded return to:

Tyler Ray Amaya and Veronica Lynn Vande Kamp
1049 Panorama Ridge
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249525

Feb 08 2024

Amount Paid \$8583.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055489

Escrow No.: 620055489

STATUTORY WARRANTY DEED

THE GRANTOR(S) Devin L. Mitchell and Candace B. Mitchell, 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 Tyler Ray Amaya and Veronica Lynn Vande Kamp, a married
couple

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

LOT 344, 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): P127279 / 4948-000-344-0000

Subject to:

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

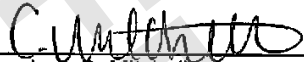

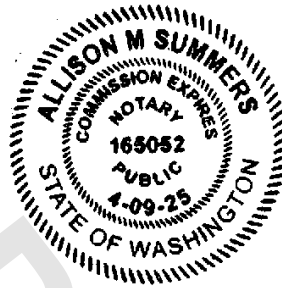
STATUTORY WARRANTY DEED
(continued)Dated: 2/1/24
Devin L. Mitchell
Candace B. MitchellState of WashingtonCounty of SkagitThis record was acknowledged before me on 2-1-2024 by Devin L. Mitchell and Candace B. Mitchell.
(Signature of notary public)Notary Public in and for the State of WA
My appointment expires: 04-09-25

EXHIBIT "A"
Exceptions

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.

Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10
2. Restriction contained in instrument recorded December 14, 1912 under Recording No. 94380, as follows:

That no saloon shall ever be located or established upon the lands herein described.

Affects: Said Plat and other property
3. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: September 27, 1960
Recording No.: 599210, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said Plat and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: September 23, 1980
Auditor's No(s): 8009230001, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A portion of Lot 7, not specifically located on record
5. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recording Date: June 8, 1988
Recording No.: 8806080008, records of Skagit County, Washington
For: Construct, maintain and operation of drainage facilities

Affects: Said Plat and other property
6. Terms, Conditions and Reservations as disclosed in "Ordinance No. 2483":

Recording Date: March 27, 1992
Recording No.: 9203270092

EXHIBIT "A"Exceptions
(continued)

Affects: Said Plat and other property

7. Terms, Conditions and Reservations as disclosed in "Ordinance No. 2532":

Recording Date: March 11, 1993

Recording No.: 9303110069

Affects: Said Plat and other property

8. Terms, Conditions and Reservations as disclosed in "Ordinance No. 2546":

Recording Date: August 6, 1993

Recording No.: 9308060022

Affects: Said Plat and other property

9. Terms, Conditions and Reservations as disclosed in "Ordinance No. 2550":

Recording Date: September 21, 1993

Recording No.: 9309210028

Affects: Said Plat and other property

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

By: The City of Mt. Vernon

And Between: MVA, Inc., a Washington corporation

Recording Date: June 21, 2001

Recording No. 200106210002, records of Skagit County, Washington

Affects: Said plat and other property

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

By: Georgia Schopf, as her separate estate

And Between: MVA, Inc., a Washington corporation

Recording Date: July 27, 2001

Recording No. 200107270065, records of Skagit County, Washington

Affects: Said plat and other property

12. Mitigation Agreement, including the terms and conditions thereof:

By: Sedro-Woolley School District No. 101

And Between: MVA, Inc.

Recording Date: July 27, 2001

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

Recording No. 200107270077, records of Skagit County, Washington
Affects: Said plat and other property

13. Developer Extension Agreement, including the terms and conditions thereof; entered into;
By: M.V.A, Inc., a corporation
And Between: The City of Mt. Vernon
Recording Date: August 22, 2001
Recording No. 200108220046, records of Skagit County, Washington
Affects: Said plat and other property

AMENDED by instrument(s):

Recording Date: July 1, 2005
Recording No.: 200507010181, records of Skagit County, Washington

14. 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, records of Skagit County, Washington

15. Easement, including the terms and conditions thereof, granted by instrument(s):
Recording Date: March 1, 2005
Recording No.: 200503010068, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said plat and other property

16. 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

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

17. Terms and conditions of the Master Plan:
- Recording Date: July 1, 2005
 Recording No.: 200507010182, records of Skagit County, Washington
- Affects: Said plat and other property
18. 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 successor or assigns
 Recording Date: October 7, 2005
 Recording No.: 200510070093, records of Skagit County, Washington
 Providing: Water Service Contract
19. Declaration of Easements and Covenant to Share Costs for Skagit Highlands:
- Recording Date: 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):
- Recording Date: July 25, 2006
 Recording No.: 200607250099, records of Skagit County, Washington
- Recording Date: June 4, 2008
 Recording No.: 200806040066, records of Skagit County, Washington
- Recording Date: October 16, 2008
 Recording No.: 200810160044, records of Skagit County, Washington
20. 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
21. 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

EXHIBIT "A"Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: 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):

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

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

Recording Date: May 23, 2006
Recording No.: 200605230087, records of Skagit County, Washington

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"Exceptions
(continued)

- Recording Date: October 21, 2015
Recording No.: 201510210022, records of Skagit County, Washington
- Recording Date: October 26, 2015
Recording No.: 201510260101, records of Skagit County, Washington
- Recording Date: October 26, 2015
Recording No.: 201510260102, records of Skagit County, Washington
- Recording Date: December 16, 2015
Recording No.: 201512160015, records of Skagit County, Washington
- Recording Date: August 10, 2017
Recording No.: 201708100003, records of Skagit County, Washington
22. 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
23. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood:
- Recording Date: August 17, 2005
Recording No.: 200508170115, records of Skagit County, Washington
Executed by: Skagit Highlands, LLC, a Washington limited liability company
24. Easement, including the terms and conditions thereof, disclosed by instrument(s):
- Recording Date: September 20, 2006
Recording No.: 200609200081, records of Skagit County, Washington
For: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities
Affects: A strip across said premises
25. Easement, including the terms and conditions thereof, granted by instrument(s):
- Recording Date: March 19, 2007
Recording No.: 200703190207, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
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

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

relocated lying within the
description may be superseded at a later date
at no cost to Grantee

above described parcel. This easement
with a surveyed description provided

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

Recording Date: March 29, 2007
Recording No.: 200703290063, records of Skagit County, Washington
For: Waterline
Affects: Tract AU1

27. Skagit County to Manage Natural Resources Lands Disclosure, and the terms and conditions thereof:

Recording Date: March 11, 2016
Recording No.: 201603110062

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.



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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 12, 2024
between Tyler Ray Amaya Veronica Lynn Vande Kamp ("Buyer")
Buyer Buyer
and Devin Mitchell Candace Mitchell ("Seller")
Seller Seller
concerning 1049 Panorama Ridge 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.

Authentisier
Tyler Ray Amaya 01/12/2024
Buyer Date
Authentisier
Veronica Lynn Vande Kamp 01/12/2024
Buyer Date

Authentisier
Devin Mitchell 01/12/2024
Seller Date
Authentisier
Candace Mitchell 01/12/2024
Seller Date