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05/03/2024 12:07 PM Pages: 1 of 7 Fees: \$309.50  
Skagit County Auditor, WA

**When recorded return to:**

Kimberly Hoagland  
5542 Buckhorn Way  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240483

**May 03 2024**

Amount Paid \$9295.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sukhvinder Kaur Grewal and Bhupinder Singh Grewal, 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 Kimberly Hoagland, an unmarried person

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

LOT 158, PLAT OF SKAGIT HIGHLANDS DIVISON 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): P127260 / 4948-000-158-0000,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 2, 2024

Bhupinder Singh Grewal  
Bhupinder Singh GrewalSukhvinder K Grewal  
Sukhvinder Kaur Grewal

State of Washington

County of KingThis record was acknowledged before me on May 2, 2024 by Bhupinder Singh Grewal and Sukhvinder Kaur Grewal.Cheryl A. Goodwin  
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 2-23-2028

NOTARY PUBLIC  
STATE OF WASHINGTON  
CHERYL A. GOODWIN  
License Number 190358  
My Commission Expires 02-23-2028

## EXHIBIT "A"

### Exceptions

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  
Recording Date: March 30, 1903  
Recording No.: Volume 49, Page 532  
NOTE: This exception does not include present ownership of the above mineral rights.
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded 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  
Affects: Said Plat and other property
3. Reservations, restrictions and recitals contained in the Deed as set forth below:  
Recording Date: December 14, 1912  
Recording No.: 94380
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: 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
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: September 23, 1980  
Recording No.: 8009230001  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
Regarding: Electric transmission and/or distribution line
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recording Date: June 8, 1988  
Recording No.: 8806080008  
Regarding: Construct, maintain and operation of drainage facilities  
Affects: Said Plat and other property
7. Developer Extension Agreement, including the terms and conditions thereof;  
Between: 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):  
Recorded: July 1, 2005  
Recording No.: 200507010181

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

8. 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
9. Mitigation Agreement, including the terms and conditions thereof;  
Between: Sedro-Woolley School District No. 101, and MVA, Inc.  
Recording Date: July 27, 2001  
Recording No.: 200107270077  
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. 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  
Said document was amended by document recorded on June 3, 2002 under recording number 200206030153
12. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: March 1, 2005  
Recording No.: 200503010068  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
Regarding: Electric transmission and/or distribution line  
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. Terms and conditions of the Master Plan;  
Recording Date: July 1, 2005  
Recording No.: 200507010182

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

Affects: Said plat and other property

15. Agreement, including the terms and conditions thereof;  
Between: 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
16. 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 No.: 200607250099  
Recording No.: 200806040066  
Recording No.: 200810160044
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  
AMENDED by instrument(s):  
Recording No.: 200511020084  
Recording No.: 200604060049  
Recording No.: 200605230087  
Recording No.: 200605250083  
Recording No.: 200605260150  
Recording No.: 200608070191  
Recording No.: 200608100126  
Recording No.: 200608250117  
Recording No.: 200612210068  
Recording No.: 200806040066  
Recording No.: 200810160044  
Recording No.: 200902050087  
Recording No.: 201510210021  
Recording No.: 201510210022  
Recording No.: 201510260101  
Recording No.: 201510260102  
Recording No.: 201512160015  
Recording No.: 201708100003

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

18. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Skagit Highlands Homeowners Association
19. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands  
Residential Property, Skagit Highlands West Neighborhood;  
Recording Date: August 17, 2005  
Recording No.: 200508170115  
Executed by: Skagit Highlands, LLC, a Washington limited liability company
20. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recording Date: September 20, 2006  
Recording No.: 200609200081  
Regarding: Sanitary sewage and storm drainage facilities  
Affects: A strip across said premises
21. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recording Date: March 19, 2007  
Recording No.: 200703190207  
In favor of: Puget Sound Power & Light Company  
Regarding: Electric transmission and/or distribution line
22. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recording Date: March 29, 2007  
Recording No.: 200703290063  
For: Waterline
23. Skagit County right to manage natural resource lands disclosure and the terms and conditions  
thereof:  
Recording Date: October 15, 2018  
Recording No.: 201810150139
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

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

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