

When recorded return to:

Ana Lorena Montoya and Miguel Chavez Coronado
528 Granite Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240967

Jun 13 2024

Amount Paid \$8325.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245463347

Chicago Title
620056140

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hudson Zachary Smith and Kara Kristine Smith, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Ana Lorena Montoya Sanchez and Miguel Chavez Coronado, a married couple

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

LOT 5, "PLAT OF SKAGIT HIGHLANDS DIVISION 3", ACCORDING TO THE PLAT THEREOF,
RECORDED UNDER AUDITOR'S FILE NO. 200605150163, 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): 4892-000-005-0000, P124538

Subject to:

1. 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

STATUTORY WARRANTY DEED

(continued)

Recording No.: Volume 49, Page 532

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

2. City of Mt. Vernon Ordinance No. 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

3. Pre-Annexation Agreement and the terms and conditions thereof;

Recording Date: March 27, 1992

Recording No.: 9203270093

4. Development Agreement and the terms and conditions thereof;

Executed by: The City of Mount Vernon and MVA, Inc., a Washington corporation

Recording Date: June 21, 2001

Recording No.: 200106210002

Modified by instrument;

Recorded: July 1, 2005

Recording No.: 200507010182

5. 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

Dated Date: July 20, 2001

Recording Date: July 27, 2001

Recording No.: 200107270065

Affects: Lots 1 through 10

6. Mitigation Agreement and the terms and conditions thereof;

Executed by: City of Sedro Woolley School District No. 101 and MVA Inc., a Washington corporation

Dated Date: July 5, 2001

Recording Date: July 27, 2001

Recording No.: 200107270077

Affects: Lots 1 through 10

7. Developer Extension Agreement and the terms and conditions thereof;

Executed by: M.C.A. Inc., a corporation and the City of Mount Vernon

Dated date: July 27, 2001

Recording Date: August 22, 2001

Recording No.: 200108220046

Affects: Lots 1 through 10

Amended by instrument;

STATUTORY WARRANTY DEED

(continued)

Recorded: July 1, 2005
Recording No.: 200507010181

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

Recording Date: May 23, 2002
Recording No.: 200205230079
Amended by instrument:
Recording Date: June 3, 2002
Recording No.: 200206030153

9. Early Entry Agreement and the terms and conditions thereof;
Executed by: The Skagit Highlands, LLC and The Quadrant Corporation
Dated Date: October 21, 2004
Recording Date: November 1, 2004
Recording No.: 200411010178
Affects: Lots 1, 2 and 4

10. Memorandum of Agreement and the terms and conditions thereof;
Executed by: The Skagit Highlands, LLC and The Quadrant Corporation
Recording Date: November 1, 2004
Recording No.: 200411010179
Affects: Lots 1, 2 and 4

11. 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 1, 2005
Recording No.: 200503010068
Affects: Lots 1 to 4 and 10

12. 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

13. Master Plan Agreement and the terms and conditions thereof:
Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Lots 1 through 10

STATUTORY WARRANTY DEED

(continued)

14. 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

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.: 200508170114

Partial Assignment of Declarant's Rights and the terms and conditions thereof:

Recording Date: May 26, 2006

Recording No.: 200605260149

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200604060049

Recording No.: 200605230088

Recording No.: 200605260150

Recording No.: 200608250117

Recording No.: 200612210068

Recording No.: 200806040066

Recording No.: 200902050087

Recording No.: 201510210021

Recording No.: 201510210022

Recording No.: 201510260101

Recording No.: 201510260102

Recording No.: 201512160015

Recording No.: 201708100003

Assignment of Declarant's Rights and the terms and conditions thereof:

Recording Date: July 25, 2006

Recording No.: 200607250100

STATUTORY WARRANTY DEED

(continued)

16. 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

17. Water Service Contract Agreement and the terms and conditions thereof;
Executed by: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC or its successors or assigns
Recording Date: October 7, 2005
Recording No.: 200510070093

18. 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 Skagit Highlands Division No. 3:
Recording No: 200605150163

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



20. 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

STATUTORY WARRANTY DEED

(continued)

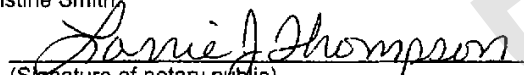
activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort 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."

Dated: May 31, 2024


Hudson Zachary Smith

Kara Kristine Smith

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on 5-31-2024 by Hudson Zachary Smith and Kara Kristine Smith.


(Signature of notary public)

Notary Public in and for the State of WASHINGTON
My commission expires: 6-1-2024

