

When recorded return to:
Thanh Tam Duong
4625 Nooksack Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241824
Aug 19 2024
Amount Paid \$9117.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056817

CHICAGO TITLE
620056817

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan M. Guth and Kayla Mae A. Bagyan who aquired title as Kyla Mae A. Bagyan , 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 Thanh Tam Duong, an unmarried person and Shannon Baize, an unmarried person

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 13, "SKAGIT HIGHLANDS DIVISION IV, A PLANNED UNIT DEVELOPMENT"

Tax Parcel Number(s): P124925 / 4902-000-013-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8-12-24



Ryan M. Guth


Kayla Mae A. Bagyan

State of Washington

County of Skaagit

This record was acknowledged before me on 8-12-24 by Ryan M. Guth and Kayla Mae A. Bagyan.



(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-25

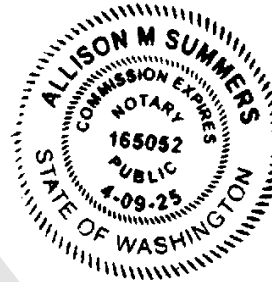


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124925 / 4902-000-013-0000

LOT 13, "SKAGIT HIGHLANDS DIVISION IV, A PLANNED UNIT DEVELOPMENT", AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200608230062, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028

2. Master Plan and the terms and conditions thereof:

Recording Date: July 1, 2005
Recording No.: 200507010182

3. 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
Recorded: July 27, 2001
Recording No. 200107270065
Affects: Said plat and other property

4. 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
Recorded: August 22, 2001
Recording No.: 200108220046
Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005
Recording No.: 200507010181

5. 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
Recorded: July 27, 2001
Recording No. 200107270065
Affects: Said plat and other property

6. Mitigation Agreement, including the terms and conditions thereof; entered into;

EXHIBIT "B"

Exceptions
(continued)

By: Sedro-Woolley School District No. 101
And Between: MVA, Inc.
Recorded: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property

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

By: The City of Mt. Vernon
And Between: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002
Providing: Said plat and other property

Modified by Instrument

Recording No. 200507010182

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:

Recorded: June 3, 2002
Recording No. 200206030153

9. 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, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said plat and other property

10. 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
Recorded: October 7, 2005
Recording No. 200510070093
Providing: Water Service Contract

11. 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,

EXHIBIT "B"
Exceptions
(continued)

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

Recorded: August 17, 2005
Recording No.: 200508170113
Executed by: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s):

Recorded: April 6, 2006
Recording No.: 200604060049

Recorded: May 25, 2006
Recording No.: 20005250083

Recorded: May 26, 2006
Recording No.: 200605260150

Recorded: July 25, 2006
Recording No.: 200607250099

Recorded: June 4, 2008
Recording No.: 200806040066

Recorded: October 16, 2008
Recording No.: 200810160044

12. 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 Assignments of Declarant's Rights:

Recording No. 200511020084
Recording No. 200605230087
Recording No. 200605260149
Recording No. 200608070191
Recording No. 200608100126

EXHIBIT "B"
Exceptions
(continued)

Amended by Instruments:

Recording No. 200604060049
Recording No. 200605250083
Recording No. 200605260150
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

13. 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 Highland Homeowners Association
Recording Date: August 17, 2005
Recording No.: 200508170114

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.: 200508170115

15. 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 IV:

Recording No: 200608230062

16. Declaration of Lien Rights and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Recording Date: March 23, 2007

Recording No.: 200703230151

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
18. 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."
19. Assessments, if any, levied by Mt Vernon.
20. City, county or local improvement district assessments, if any.