

When recorded return to:
Rachel Marie Kaufman
4701 Glacier Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242030
Sep 04 2024
Amount Paid \$7685.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Chicago Title
620056961

Escrow No.: 620056961

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joel Stamm and Jessica Stamm, 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 Rachel Marie Kaufman, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 44, Plat of Skagit Highlands Division 3, as per plat recorded under Recording No. 200605150163, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P124577 / 4892-000-044-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9/03/2024

[Signature]
Joel Stamm

[Signature]
Jessica Stamm

State of Washington

County of SKAGIT

This record was acknowledged before me on September 3, 2024 by Joel Stamm and Jessica Stamm.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

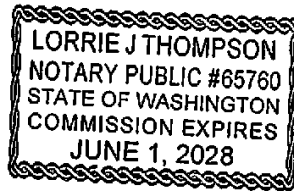


EXHIBIT "A"
Exceptions

1. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded March 27, 1993, March 11, 1993, August 6, 1993 and September 21, 1993, respectively.

 Recording No.: 9203270092
 Recording No.: 9303110069
 Recording No.: 9308060022
 Recording No.: 9309210028
3. Pre-Annexation Agreement and the terms and conditions thereof;
 Between: City of Mount Vernon
 And: Mount Vernon Association, Inc.
 Recorded: March 27, 1992
 Recording No.: 9203270093, records of Skagit County, Washington
4. Development Agreement and the terms and conditions thereof;
 Between: The City of Mount Vernon
 And: MVA, Inc., a Washington corporation
 Recorded: June 21, 2001
 Recording No.: 200106210002, records of Skagit County, Washington

 Modified by instrument;
 Recorded: July 1, 2005
 Recording No.: 200507010182, records of Skagit County, Washington
5. Storm Drainage Release Easement Agreement and the terms and conditions thereof;
 Between: Georgia Schopf, as her separate estate
 And: MVA, Inc., a Washington corporation
 Dated: July 20, 2001
 Recorded: July 27, 2001
 Recording No.: 200107270065, records of Skagit County, Washington
6. Mitigation Agreement and the terms and conditions thereof;
 Between: City of Sedro Woolley School District No. 101
 And: MVA Inc., a Washington corporation
 Dated: July 5, 2001
 Recorded: July 27, 2001
 Recording No.: 200107270077, records of Skagit County, Washington
7. Developer Extension Agreement and the terms and conditions thereof;
 Between: M.C.A. Inc., a corporation
 And: the City of Mount Vernon

EXHIBIT "A"

Exceptions
(continued)

Dated: July 27, 2001
 Recorded: August 22, 2001
 Recording No.: 200108220046, records of Skagit County, Washington

Amended by instrument;
 Recorded: July 1, 2005
 Recording No.: 200507010181, records of Skagit County, Washington

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Recording No.: 200205230079, records of Skagit County, Washington.

Amended by instrument;
 Recorded: June 3, 2002
 Recording No.: 200206030153, records of Skagit County, Washington

9. Matters disclosed by Record of Survey;
 Filed: June 8, 2005
 Recording No.: 200506080122, records of Skagit County, Washington

10. Early Entry Agreement and the terms and conditions thereof;
 Between: The Skagit Highlands, LLC
 And: The Quadrant Corporation
 Dated: October 21, 2004
 Recorded: November 1, 2004
 Recording No.: 200411010178, records of Skagit County, Washington
 Regarding: See instrument for full particulars

11. Memorandum of Agreement and the terms and conditions thereof;
 Between: The Skagit Highlands, LLC
 And: The Quadrant Corporation
 Dated: Not disclosed
 Recorded: November 1, 2004
 Recording No.: 200411010179, records of Skagit County, Washington
 Regarding: See instrument for full particulars

12. 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
 For: Electric transmission and/or distribution line, together with necessary appurtenances

13. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;
 Recorded: August 17, 2005

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200508170113, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s);
 Recorded: July 25, 2006
 Recording No.: 200607250099, records of Skagit County, Washington

14. Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, as hereto attached;

Recorded: August 17, 2005
 Recording No.: 200508170114, records of Skagit County, Washington

Partial Assignment of Declarant's Rights;
 Recorded: May 26, 2006
 Recording No.: 200605260149, records of Skagit County, Washington

AMENDED by instrument(s):

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

15. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recorded: August 17, 2005
 Recording No.: 200508170115, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

16. Water Service Contract Agreement and the terms and conditions thereof;
 Between: Public Utility District No. 1 of Skagit County
 And: Skagit Highlands, LLC or its successors or assigns
 Recorded: October 7, 2005
 Recording No.: 200510070093, records of Skagit County, Washington
 Regarding: Water service contract

17. Terms and conditions of the Master Plan Agreement;
 Recorded: July 1, 2005

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200507010182, records of Skagit County, Washington

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 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."

21. Assessments, if any, levied by Skagit Highlands Community Association.
22. Assessments, if any, levied by Mt Vernon.
23. 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 July 23, 2024
between Rachel Marie Kaufman ("Buyer")
Buyer Joel Stamm Jessica Stamm ("Seller")
Seller Seller
concerning 4701 Glacier Street 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.

Authenticator
Rachel Marie Kaufman 07/23/2024
Buyer Date

Buyer Date

Authenticator
Joel Stamm 07/24/24
Seller Date

Authenticator
Jessica Stamm 07/24/24
Seller Date