

**When recorded return to:**  
Jesus Mariano Villagrana Miranda  
5116 Monarch Boulevard  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242286

Sep 25 2024

Amount Paid \$9562.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620057269

Escrow No.: 620057269

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Thomas Incantalupo and Elke Incantalupo, 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 Jesus Mariano Villagrana Miranda, an unmarried person

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

LOT 224, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), ACCORDING TO THE PLAT  
THEREOF RECORDED ON DECEMBER 21, 2006 UNDER AUDITOR'S FILE NO.  
200612210067, 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): P125436 / 4915-000-224-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9-20-24

Michael Thomas Incantalupo  
Michael Thomas Incantalupo  
Elke Incantalupo  
Elke Incantalupo

State of WA.

County of Whitcom

This record was acknowledged before me on 9-20-2024 by Michael Thomas Incantalupo and Elke Incantalupo.

[Signature]

(Signature of notary public)  
Notary Public in and for the State of WA.  
My appointment expires: 8/31/27



**EXHIBIT "A"**  
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: March 30, 1903  
Recording No.: 43547

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

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

Affects: Said Plat and other property

3. Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912  
Recording No.: 94380

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 27, 1960  
Recording No.: 599210

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 23, 1980  
Recording No.: 8009230001

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Drainage  
Recording Date: June 8, 1988  
Recording No.: 8806080008

**EXHIBIT "A"**

Exceptions  
(continued)

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):

Recording Date: July 1, 2005  
Recording No.: 200507010181

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

AMENDED by instrument(s):

Recording Date: June 3, 2002  
Recording No.: 200206030153

**EXHIBIT "A"**

Exceptions  
(continued)

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  
For: Electric transmission and/or distribution line  
Affects: Said plat and other property
13. 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
14. Terms and conditions of the Master Plan;
- Recording Date: July 1, 2005  
Recording No.: 200507010182  
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  
Providing: 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,

**EXHIBIT "A"****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

Recording Date: August 17, 2005  
 Recording No.: 200508170114  
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording No.: 200511020084  
 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

18. 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

19. 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 Highlands Division V (Phase 1):

Recording No: 200612210067

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

20. 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
21. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recording Date: September 20, 2006  
Recording No.: 200609200081  
For: Sanitary sewage and storm drainage facilities  
Affects: A strip across said premises
22. 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  
For: Electric transmission and/or distribution line
23. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recording Date: March 29, 2007  
Recording No.: 200703290063  
For: Waterline  
Affects: Tract AU1
24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
25. 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.

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

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."

26. Assessments, if any, levied by Skagit Highlands Homeowners Association.
27. Assessments, if any, levied by Mt Vernon.
28. City, county or local improvement district assessments, if any.