

**When recorded return to:**

Allen Mastrogiacomo and Grace Mastrogiacomo  
226 Marble Creek Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242328

Sep 27 2024

Amount Paid \$8494.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Chicago Title  
620056892 7

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Andrew J Fleckenstein and Amber Fleckenstein, 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 Allen Mastrogiacomo and Grace Mastrogiacomo, a married  
couple

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

LOT 36, SKAGIT HIGHLANDS DIVISION IV, A PLANNED UNIT DEVELOPMENT, ACCORDING  
TO THE PLAT THEREOF, RECORDED AUGUST 23, 2006 UNDER RECORDING NO.  
200608230062, 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): P124948 / 4902-000-036-0000

Subject to:

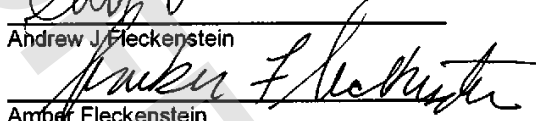
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 21, 2024



Andrew J. Fleckenstein

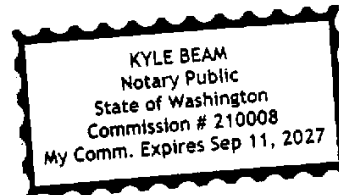


Amber Fleckenstein

State of Washington

County of SnohomishThis record was acknowledged before me on 9-21-24 by Andrew J Fleckenstein and Amber Fleckenstein.

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 9-11-27

**EXHIBIT "A"**  
Exceptions

1. City of Mount Vernon Ordinance No. 2483 and the terms and conditions thereof:  
Recording Date: March 27, 1992  
Recording No.: 9203270092
2. City of Mount Vernon Ordinance No. 2532 and the terms and conditions thereof:  
Recording Date: March 11, 1993  
Recording No.: 9303110069
3. City of Mount Vernon Ordinance No. 2546 and the terms and conditions thereof:  
Recording Date: August 6, 1993  
Recording No.: 9308060022
4. City of Mount Vernon Ordinance No. 2550 and the terms and conditions thereof:  
Recording Date: September 21, 1993  
Recording No.: 9309210028
5. Master Plan and the terms and conditions thereof:  
Recorded: July 1, 2005  
Recording No.: 200507010182  
Affects: Said plat and other property
6. Storm Drainage Release Agreement and the terms and conditions thereof:  
By: Georgia Schopf, as her separate estate  
And Between: MVA, Inc., a Washington corporation  
Recorded: July 27, 2001  
Recording No. 200107270065
7. Mitigation Agreement and the terms and conditions thereof:  
By: Sedro-Woolley School District No. 101  
And Between: MVA, Inc.  
Recorded: July 27, 2001  
Recording No. 200107270077
8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:  
Recorded: May 23, 2002, under Auditor's File  
Recording No.: 200205230079  
Amended by instrument;  
Recorded: June 3, 2002  
Recording No.: 200206030153

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

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Recorded: March 1, 2005  
Recording No.: 200503010068  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Lots 1 through 4 and 10
  
10. Agreement and the terms and conditions thereof:  
By: Public Utility District No. 1 of Skagit County  
And Between: Skagit Highlands, LLC, or its successors and assigns  
Recorded: October 7, 2005  
Recording No. 200510070093  
Providing: Water service contrac
  
11. Agreement and the terms and conditions thereof:  
By: The City of Mt. Vernon  
And Between: MVA, Inc., a Washington corporation  
Recorded: June 21, 2001  
Recording No. 200106210002  
Affects: Said plat and other property  
MODIFIED by instrument(s):  
Recorded: July 1, 2005  
Recording No.: 200507010182
  
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  
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.: 200605250083  
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

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

13. 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  
 Recorded: August 17, 2005  
 Recording No.: 200508170114  
 Executed By: Skagit Highlands, LLC, a Washington limited liability company  
 Partial Assignments of Declarant's Rights;  
 Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006  
 Recording No.: 200511020084  
 Recording No: 200605230087  
 Recording No: 200605260149  
 Recording No: 200608070191  
 Recording No: 200608100126  
 Amended by instrument(s):  
 Recorded: April 6, 2006, May 25, 2006; May 26, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015  
 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
14. 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, a Washington nonprofit corporation  
 Recorded: August 17, 2005  
 Recording No.: 200508170114

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

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.: 200508170115
  
16. Agreement and the terms and conditions thereof:  
By: MVA, 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
  
17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Highland Division IV:  
Recording No: 200608230062
  
18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights
  
19. 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."

20. Assessments, if any, levied by Mount Vernon
21. City, county or local improvement district assessments, if any.