

202409300019

09/30/2024 09:07 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:

Kevin Clark Beebe and Kelsey Beebe
729 Panorama Ridge
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242340

Sep 30 2024

Amount Paid \$8850.00

Skagit County Treasurer

By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057074

CHICAGO TITLE

620057074

STATUTORY WARRANTY DEED

THE GRANTOR(S) Remeet Singh and Gursimran Kaur, 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 Kelsey Beebe and Kevin Clark Beebe, a married couple

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

LOT 378, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), ACCORDING TO THE PLAT
THEREOF RECORDED ON JANUARY 17, 2008 UNDER AUDITOR'S FILE NO. 200801170047,
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): P127309 / 4948-000-378-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

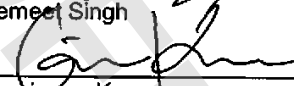

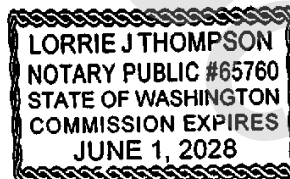
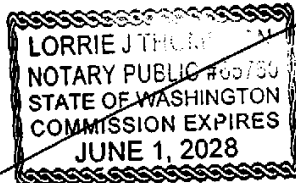
Dated: 09/26/24
Remeet Singh
Gursimran KaurState of WashingtonCounty of SkagitThis record was acknowledged before me on September 26, 2024 by Remeet Singh and Gursimran Kaur.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.
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
3. Restriction contained in instrument recorded December 14, 1912 under Recording No. 94380, as follows:

 That no saloon shall ever be located or established upon the lands herein described.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 27, 1960
 Recording No.: 599210, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 23, 1980
 Recording No.: 8009230001, 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
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: June 8, 1988
 Recording No.: 8806080008, records of Skagit County, Washington
 For: Construct, maintain and operation of drainage facilities
7. 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, records of Skagit County, Washington

AMENDED by instrument(s):

Recording No.: 200507010181, records of Skagit County, Washington

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

8. 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, records of Skagit County, Washington

9. Mitigation Agreement, including the terms and conditions thereof; entered into;
 By: Sedro-Woolley School District No. 101
 And Between: MVA, Inc.
 Recorded: July 27, 2001
 Recording No.: 200107270077, records of Skagit County, Washington

10. 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, records of Skagit County, Washington

11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Recording No. 200205230079.
 AMENDED by instrument(s):
 Recording No.: 200206030153, records of Skagit County, Washington

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, a Washington corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances

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

14. Terms and conditions of the Master Plan;
 Recorded: July 1, 2005
 Recording No.: 200507010182, records of Skagit County, Washington

15. 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

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

Recording No.: 200510070093, records of Skagit County, Washington
 Providing: Water Service Contract

16. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;
 Recorded: August 17, 2005
 Recording No.: 200508170113, records of Skagit County, Washington
 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, 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 V (Phase 2):

Recording No: 200801170047

18. 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

AMENDED by instrument(s):

Recording No.: 200511020084
 Recording No.: 200604060049
 Recording No.: 200605230087
 Recording No.: 200605250083
 Recording No.: 200605260149
 Recording No.: 200605260150
 Recording No.: 200608070191
 Recording No.: 200608100126
 Recording No.: 200608250117
 Recording No.: 200612210068
 Recording No.: 200806040066

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200810160044

Recording No.: 200902050087

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015

Recording No.: 201510210021

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015

Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015

Recording No.: 201510260101

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015

Recording No.: 201510260102

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015

Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017

Recording No.: 201708100003

19. 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.

Recorded: August 17, 2005

Recording No.: 200508170114

20. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recorded: August 17, 2005

Recording No.: 200508170115, records of Skagit County, Washington

Executed by: Skagit Highlands, LLC, a Washington limited liability company

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

21. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: September 20, 2006
 Recording No.: 200609200081, records of Skagit County, Washington
 For: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities
22. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 19, 2007
 Recording No.: 200703190207, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
23. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: March 29, 2007
 Recording No.: 200703290063, records of Skagit County, Washington
 For: Waterline
24. 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."
25. City, county or local improvement district assessments, if any.
26. Assessments, if any, levied by Mt Vernon.