

**When recorded return to:**  
Liam O'Grady  
5486 Razor Peak Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20242544  
Oct 11 2024  
Amount Paid \$9206.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620057290

Escrow No.: 620057290

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Carmen Maria Baramuli who aquired title as Carmen M Lopez Acevedo and Andreu E Baramuli, 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 Liam O'Gradyan unmarried man as sole ownership

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

LOT 46, 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): P127152 / 4948-000-046-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 10/07/24CMB

Carmen Maria Baramuli

Andrew E. Baramuli by CMB as his attorney in fact  
Andrew E Baramuli by Carmen Maria Baramuli as attorney in fact

State of \_\_\_\_\_

County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Carmen M Lopez  
Baramuli and Andrew E Baramuli.See attached certificate  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

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**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California  
County of San Diego

On 10/07/2024 before me, Daniel J. McCluskey, Notary Public  
(insert name and title of the officer)

personally appeared Carmen Maria Baramuli,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**EXHIBIT "A"**  
Exceptions

1. 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 V (Phase 2):

Recording No: 200801170047

2. Reservations and exceptions contained in the deed

Recording No.: Volume 49, Page 532

The Company makes no representations about the present ownership of these reserved and excepted interests.

3. 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

4. Reservations, restrictions and recitals contained in the Deed as set forth below:

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

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: September 27, 1960  
Recording No.: 599210  
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
Regarding: Electric transmission and/or distribution line  
Affects: Said Plat and other property

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: September 23, 1980  
Recording No.: 8009230001  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
Regarding: Electric transmission and/or distribution line

**EXHIBIT "A"**

Exceptions  
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recording Date: June 8, 1988  
 Recording No.: 8806080008  
 Regarding: Construct, maintain and operation of drainage facilities  
 Affects: Said Plat and other property
  
8. 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):  
 Recorded: July 1, 2005  
 Recording No.: 200507010181
  
9. 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
  
10. 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
  
11. 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
  
12. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:  
 Recording Date: May 23, 2002  
 Recording No.: 200205230079

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

Affects: Said plat and other property

Said document was amended by document recorded on June 3, 2002 under  
Recording No.: 200206030153.

13. 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  
Regarding: Electric transmission and/or distribution line  
Affects: Said plat and other property

14. 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

15. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005  
Recording No.: 200507010182  
Affects: Said plat and other property

16. 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  
Regarding: Water Service Contract

17. 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 instruments:

Recording No.: 200607250099

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200806040066  
Recording No.: 200810160044

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

Recording Date: August 17, 2005  
Recording No.: 200508170114

Modification(s) of said covenants, conditions and restrictions

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  
Recording No.: 200810160044  
Recording No.: 200902050087  
Recording No.: 201510210021  
Recording No.: 201510210022  
Recording No.: 201510260101  
Recording No.: 201510260102  
Recording No.: 201512160015  
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 Highlands Homeowners Association, a Washington nonprofit corporation, its successors or assign  
Recording Date: August 17, 2005  
Recording No.: 200508170114

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

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

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  
 Regarding: 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  
 Regarding: 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

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.

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."

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

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.

Authentigen ID: 040665650-7471-11-001A-00224220A300

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 September 12, 2024  
between Liam O'Grady ("Buyer")  
Buyer  
and Accredo Carmen M Lopez Baramuli Andreu E ("Seller")  
Seller  
concerning 5486 Razor Peak Dr 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.

Authentication  
Liam O'Grady 09/12/2024  
Buyer Date

Andreu E. Baramuli by CMB as his  
Authentication Baramuli Andreu E 09/13/2024 attorney  
Seller Date in fact  
Carmen Lopez 09/13/2024  
Seller Date 10/7/24  
CMB 10/7/24