

202412180050

12/18/2024 01:33 PM Pages: 1 of 7 Fees: \$309.50

Skagit County Auditor, WA

When recorded return to:

Rebecca MacLeod
522 Penny Royal Pl
Oviedo, FL 32765

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243320

Dec 18 2024

Amount Paid \$9473.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

CHICAGO TITLE

620057606-7pgs

THE GRANTOR(S) Eloy Herman Duran and Tommee Leah Duran, 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 Rebecca MacLeod, an unmarried person

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

LOT 333, 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): P125545 / 4915-000-333-0000,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: December 17, 2024



Eloy Herman Duran



Tommie Leah Duran

State of NevadaCounty of WashoeThis record was acknowledged before me on 12-17-2024 by Eloy Herman Duran and Tommie Leah Duran.

(Signature of notary public)

Notary Public in and for the State of NevadaMy commission expires: March 11, 2028Marc R. Carson
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-3126-12
My Appt. Expires March 11, 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.
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 as recorded under recording number 9203270092, 9303110069, 9308060022 and 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, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 27, 1960
Recording No.: 599210
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line
Affects: Said Plat and other property
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 8, 1988
Recording No.: 8806080008
For: Construct, maintain and operation of drainage facilities
Affects: Said Plat and other property
6. Developer Extension Agreement, including the terms and conditions thereof:
Between: M.V.A, Inc., a corporation and 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
7. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;
Between: Georgia Schopf, as her separate estate, and MVA, Inc., a Washington corporation
Recorded: July 27, 2001
Recording No.: 200107270065
Affects: Said plat and other property
8. Mitigation Agreement, including the terms and conditions thereof;
Between: Sedro-Woolley School District No. 101 and MVA, Inc.
Recorded: July 27, 2001

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

Recording No.: 200107270077

Affects: Said plat and other property

9. Development Agreement, including the terms and conditions thereof;
Between: The City of Mt. Vernon, and MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002
Providing: Said plat and other property
10. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded
May 23, 2002 under Recording No. 200205230079.
Affects: Said plat and other property
AMENDED by instrument(s):
Recorded: June 3, 2002
Recording No.: 200206030153
11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: 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
12. 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 Survey:
Recording No: 200506080122
13. Terms and conditions of the Master Plan;
Recorded: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property
14. 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
Recorded: October 7, 2005
Recording No.: 200510070093
Providing: Water Service Contract
15. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

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

Recorded: 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

16. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: 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
17. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;
 Recorded: August 17, 2005
 Recording No.: 200508170115
 Executed by: Skagit Highlands, LLC, a Washington limited liability company
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 the Plat of Skagit Highlands Division V, Phase 1:

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

Recording No: 200612210067

19. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 20, 2006
Recording No.: 200609200081
For: Sanitary sewage and storm drainage facilities
Affects: A strip across said premises
20. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 19, 2007
Recording No.: 200703190207
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line
Affects: Portion of said premises
21. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 29, 2007
Recording No.: 200703290063
For: Waterline
22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
23. 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."
24. Assessments, if any, levied by Skagit Highlands Homeowners Association.
25. Assessments, if any, levied by Mt Vernon.

EXHIBIT "A"

Exceptions
(continued)

26. City, county or local improvement district assessments, if any