

When recorded return to:
Nicholas Jacob Tatarko and Brooke Kristine
Desjardins
4643 Nooksack Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243414
Dec 27 2024
Amount Paid \$8849.11
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500155697

Escrow No.: 500155697

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kali Archipley and Andrew Thacker, 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 Nicholas Jacob Tatarko and Brooke Kristine Desjardins, a
married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 22, PLAT OF SKAGIT HIGHLANDS DIVISION IV, A PLANNED UNIT DEVELOPMENT, AS
PER PLAT RECORDED UNDER AUDITOR'S FILE 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): P124934/4902-000-022-0000

Subject to:

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


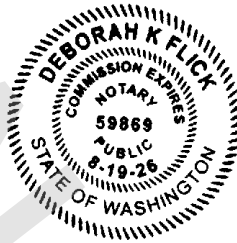
STATUTORY WARRANTY DEED
(continued)Dated: 12/20/2024
Kali Archipley
Andrew ThackerState of Washington
County of St KittThis record was acknowledged before me on 12/20/24 by Kali Archipley and Andrew Thacker.
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 8/19/26

EXHIBIT "A"
Exceptions

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

Amended by instrument;

EXHIBIT "A"

**Exceptions
(continued)**

Recorded: June 3, 2002
Recording No.: 200206030153

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:

Executed by: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successors and assigns
Recorded: October 7, 2005
Recording No. 200510070093
Providing: Water service contract

11. Agreement and the terms and conditions thereof:

Executed by: The City of Mt. Vernon and 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

Amended by instrument(s):

Recorded: April 6, 2006

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

Recording No.: 200604060049

Recorded: May 25, 2006
Recording No.: 20005250083

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

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
Recording No.: 200511020084
Recorded: May 23, 2006
Recording No.: 200605230087
Recorded: May 26, 2006
Recording No.: 200605260149
Recorded: August 7, 2006
Recording No.: 200608070191
Recorded: August 10, 2006
Recording No.: 200608100126

Amended by instrument(s):
Recorded: April 6, 2006

EXHIBIT "A"

**Exceptions
(continued)**

Recording No: 200604060049
Recorded: May 25, 2006
Recording No: 200605250083
Recorded: May 26, 2006
Recording No: 200605260150
Recorded: August 25, 2006
Recording No: 200608250117
Recorded: December 21, 2006
Recording No: 200612210068
Recorded: June 4, 2008
Recording No: 200806040066
Recorded: October 16, 2008
Recording No: 200810160044
Recorded: February 5, 2009
Recording No: 200902050087
Recorded: October 21, 2015
Recording No: 201510210021
Recorded: October 21, 2015
Recording No: 201510210022
Recorded: October 26, 2015
Recording No: 201510260101
Recorded: October 26, 2015
Recording No: 201510260102
Recorded: December 16, 2015
Recording No: 201512160015
Recorded: August 10, 2017
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

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

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

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:

Executed by: MVA, Inc., a corporation and The City of Mt. Vernon
Recorded: August 22, 2001
Recording No.: 200108220046, records of Skagit County, Washington
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, 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 Highland Division IV:

Recording No.: 200608230062

18. 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)

19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by Mt Vernon.