

**When recorded return to:**

Jenna Perry and Jacob Adam Perry  
4636 Hidden Lake Loop  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250333

Feb 07 2025

Amount Paid \$8245.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620057521

**CHICAGO TITLE**

620057521

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Oscar J Karok, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Jenna Perry and Jacob Adam Perry, wife and husband

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

LOT 30, SKAGIT HIGHLANDS, DIVISION 1, A PLANNED UNIT DEVELOPMENT, RECORDED  
ON AUGUST 16, 2005, UNDER RECORDING NO. 200508160182, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

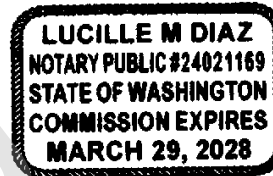
Tax Parcel Number(s): P123170 / 4867-000-030-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 2/3/15Oscar J Karok  
Oscar J KarokMartha E. Karok  
Martha E. Karok, spouse of Oscar J KarokState of WashingtonCounty of SkagitThis record was acknowledged before me on 2.3.25 by Oscar J Karok and Martha E Karok.Lucille M Diaz  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 3.29.28

**EXHIBIT "A"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recording Date: March 30, 1903  
Recording No.: Volume 49, Page 532  
  
The Company makes no representations about the present ownership of these reserved and excepted interests.
2. City of Mt. Vernon Ordinance No. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:  
  
Recording Date: March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993  
Recording No.: 9203270092  
Recording No.: 9303110069  
Recording No.: 9308060022  
Recording No.: 9309210028
3. Storm Drainage Release Easement Agreement and the terms and conditions thereof:  
  
Executed by: Georgia Schopf and MVA, Inc., a Washington corporation  
Recording Date: July 27, 2001  
Recording No.: 200107270065  
Affects: Entire Plat
4. Mitigation Agreement and the terms and conditions thereof:  
  
Executed by: Sedro-Woolley School District No. 101 and MVA, Inc.  
Recording Date: July 27, 2001  
Recording No.: 200107270077  
Affects: Entire Plat
5. Order on Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:  
  
Recording Date: May 23, 2002  
Recording No.: 200205230079  
  
Amended by the document recorded under Recording No. 200206030153.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Puget Sound Power & Light Company, a Washington corporation

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

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: March 1, 2005  
 Recording No.: 200503010068  
 Affects: Entire plat

7. 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 1:

Recording No: 200508160182

8. Declaration of Easements and Covenant to Share Costs for Skagit Highlands and the terms and conditions thereof:

Recording Date: August 17, 2005  
 Recording No.: 200508170113

The above mentioned Declaration of Easements is amended under

Recording Date: July 25, 2006  
 Recording No.: 200607250099

Recording Date: June 4, 2008  
 Recording No.: 200806040066

Recording Date: October 16, 2008  
 Recording No.: 200810160044

9. 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

Partial Assignment of Declarant's Rights and the terms and conditions thereof:

Recording Date: November 2, 2005  
 Recording No.: 200511020084

**EXHIBIT "A"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2006  
Recording No.: 200604060049

Recording Date: May 25, 2006  
Recording No.: 200605250083

Recording Date: May 26, 2006  
Recording No.: 200605260150

Recording Date: August 25, 2006  
Recording No.: 200608250117

Recording Date: December 21, 2006  
Recording No.: 200612210068

Recording Date: June 4, 2008  
Recording No.: 200806040066

Recording Date: October 16, 2008  
Recording No.: 200810160044

Recording Date: February 5, 2009  
Recording No.: 200902050087

Recording Date: October 21, 2015  
Recording No.: 201510210021

Recording Date: October 21, 2015  
Recording No.: 201510210022

Recording Date: October 26, 2015  
Recording No.: 201510260101

Recording Date: October 26, 2015  
Recording No.: 201510260102

Recording Date: December 16, 2015  
Recording No.: 201512160015

Recording Date: August 10, 2017  
Recording No.: 201708100003

Assignment of Declarant's Rights and the terms and conditions thereof:

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

Recording Date: July 25, 2006  
Recording No.: 200607250100

10. 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  
Recording Date: May 17, 2005  
Recording No.: 200508170114

11. 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

12. Water Service Contract and the terms and conditions thereof:

Recording Date: October 7, 2005  
Recording No.: 200510070093

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

14. 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

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

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."

15. Assessments, if any, levied by Skagit Highlands Homeowners Association.
16. Assessments, if any, levied by Mt Vernon.
17. City, county or local improvement district assessments, if any.