

**When recorded return to:**  
Kelsey Snyder  
5478 Razor Peak Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250683  
**Mar 11 2025**  
Amount Paid \$9473.00  
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

Chicago Title  
620058277

Escrow No.: 620058277

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven M Cochran and Nicole C Cochran, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Kelsey Snyder, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 47, 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.)


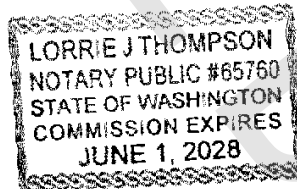
Tax Parcel Number(s): P127153/4948-000-047-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 3/10/2025  
\_\_\_\_\_  
Steven Cochran  
\_\_\_\_\_  
Nicole CochranState of WashingtonCounty of SKagitThis record was acknowledged before me on March 10, 2025 by Steven Cochran and Nicole Cochran.  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028

## 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. 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. Assessments, if any, levied by Mt Vernon.

**EXHIBIT "A"**

Exceptions  
(continued)

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