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03/20/2025 10:30 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Ariell Wright
118 N 6th Street Unit A
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250783
Mar 20 2025
Amount Paid \$5925.00
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

620057980

Escrow No.: 620057980

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia R. Jeans, an unmarried person, as her 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 Ariell Wright, an unmarried person

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

UNIT 3-A, BUILDING NO. 3, "VERNON HEIGHTS CONDOMINIUM", AS PER SURVEY MAP AND
PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 9408260062, IN VOLUME 15 OF
PLATS, PAGE(S) 189 THROUGH 194, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON, AND AS FURTHER SET FORTH AND DEFINED IN THE CERTAIN
"DECLARATION OF CONDOMINIUM SUBDIVISION AND COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS FOR VERNON HEIGHTS CONDOMINIUM",
RECORDED UNDER AUDITOR'S FILE NO. 9408260063, 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): P105849 / 4635-003-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 03/18/2025Patricia R. Jeans
Patricia R. JeansState of WashingtonCounty of SnohomishThis record was acknowledged before me on 03/18/2025 by Patricia R. Jeans.Colleen T. Blake
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: City of Mount Vernon, Washington, a Washington municipal corporation
- Purpose: Ingress, egress, utilities and sewer lines
- Recording Date: October 14, 1993
- Recording No.: 9310140068
- Affects: Portions of said condominiums

2. 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
- Purpose: Electric transmission and/or distribution line
- Recording Date: December 8, 1993
- Recording No.: 9312080143
- Affects: The East 10 feet of condominiums

3. 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 Map and Plans:

Recording No: 9408260062

4. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.

Entitled: Declaration of Condominium

Recording Date: August 26, 1994

Recording No.: 9408260063

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 9, 1995

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9503090036

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 4, 2009

Recording No.: 200905040154

5. Lien of assessments levied pursuant to the Declaration for Vernon Heights Condominium to the extent provided for by Washington law.

6. Unit Owners Association of Vernon Heights Condominium Policy Resolution No.1 and the terms and conditions thereof:

Recording Date: March 8, 1995

Recording No.: 9503080055

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc., its successors and assigns

Purpose: Broadband communication services

Recording Date: March 8, 2010

Recording No.: 201003080058

Affects: Portion of said premises

8. 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)**

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