

202505050047

05/05/2025 01:46 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Andinet Debebe Yirdaw and Emebet Tigeneh
706 Panorama Ridge
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251342

May 05 2025

Amount Paid \$11164.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23162-KH

THE GRANTOR(S) **Brad Howard and Suzie Keller, a married couple**, 136 Brook Way, Ithaca, NY 14850,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Andinet Debebe Yirdaw and Emebet Tigeneh, husband and wife**

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

Lot 38, 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.

Situated in Skagit County, Washington

Abbreviated legal description: Property 1:

Lot 38, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A"
attached hereto

Tax Parcel Number(s): P127144/4948-000-038-0000

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Dated: 05/02/2025

Brad Howard
Brad Howard

Suzie Keller

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 2 day of May, 2025, by Brad Howard

K. B.
Signature

Notary
Title

My commission expires: 09/11/2027

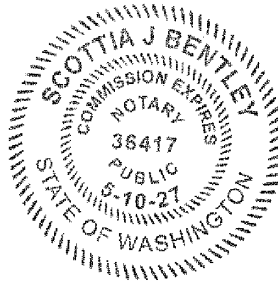
KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

Dated: May 5, 2025

Brad Howard

Suzie Keller
Suzie Keller



STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 5th day of May, 2025, by ~~Brad Howard and~~ Suzie Keller.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

EXHIBIT A

25-23162-KH

9. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

10. Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:

"..that no saloon shall ever be located or established upon the lands herein described..."

11. Terms and conditions of the Master Plan, recorded July 1, 2005 as Auditor's File No. 200507010182, a modification of Auditor's File No. 200106210002.

12. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon

And: MVA, Inc.

Dated: May 23, 2001

Recorded: June 21, 2001

Auditor's No.: 200106210002

Regarding: Development Agreement

Said document may be modified by Auditor's File No. 200507010182.

13. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate

And: MVA, Inc.

Dated: July 20, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270065

Regarding: Storm Drainage Release Easement Agreement

14. Agreement, affecting subject property, regarding development and the terms and provisions thereof between Skagit Highlands, LLC and City of Mount Vernon, on June 20, 2005 and recorded July 1, 2005, as Auditor's File No. 200507010181.

Said Instrument states that it both amends and supersedes Auditor's File No. 200108220046.

15. Mitigation agreement, affecting the subject property and other property and the terms and provisions thereof between Sedro Woolley School District No. 101 and MVA, Inc., dated July 5, 2001, recorded July 27, 2001 as Auditor's File No. 200107270077.

16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on February 11, 2005, recorded March 1, 2005 as Auditor's File No. 200503010068.

17. Terms and conditions of Water Service Contract dated September 30, 2005 recorded October 7, 2005 as Auditor's File No. 200510070093.

18. Terms and conditions of Declaration of Easements and Covenant to share cost for Skagit Highland, executed by, Skagit Highlands, LLC, a Washington limited liability company, recorded August 17, 2005 as Auditor's File No. 200508170113.

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Said covenants, conditions and restrictions were amended and recorded April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008, October 16, 2008 and August 10, 2017 as Auditor's File No. 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066, 200810160044 and 201708100003.

19. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, a Washington limited liability company, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170114.

Said covenants, conditions and restrictions were amended and recorded April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008, February 5, 2009 and October 21, 2015 as Auditor's File No's. 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087 and 201510210021.

An assignment of declarant's rights recorded November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006 as Auditor's File No's. 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126.

(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

20. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "SKAGIT HIGHLANDS, DIVISION V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference to said plat for particulars.

21. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit Highlands Division V (Phase 2), recorded January 17, 2008, as Auditor's File No. 200801170047.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

22. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170115.

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066, 200810160044 and 201510210021, respectively.

End of Exhibit A

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