

202505090103

05/09/2025 11:46 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Amy Austin
5555 Timber Ridge Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251419

May 09 2025

Amount Paid \$9117.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23285-TB

THE GRANTOR(S) **Michael T. Lennox and Jennifer M. Lennox, husband and wife**, 4051 Degraff Road, Oak Harbor, WA 98277,

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

in hand paid, conveys, and warrants to **Amy Austin, an unmarried woman**

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

Lot 71, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)," as per plat recorded on January 17, 2008, under Auditor's File No. 200801170047, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 71, 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

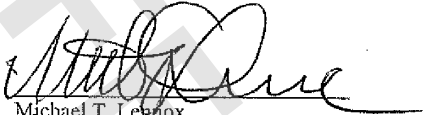
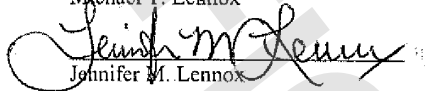
Tax Parcel Number(s): P127173/4948-000-071-0000

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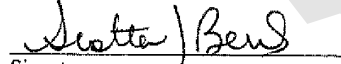
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Dated: 05/09/25


Michael T. Lennox

Jennifer M. Lennox

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 9th day of May, 2025, by Michael T. Lennox and Jennifer M. Lennox.


Signature

Notary
Title

My commission expires: 05/10/27

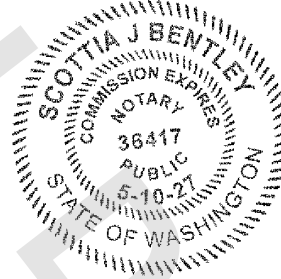


EXHIBIT A

25-23285-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
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

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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.

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

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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.

23. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on July 18, 2017 as Auditor's File No. 201707180091.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A

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