

When recorded return to:

Justine Vantol and David Vantol
5485 Buckhorn Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251442

May 13 2025

Amount Paid \$9384.00
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.: 620058231

CHICAGO TITLE CO.

620058231

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raschaud D Byrd and Guadalupe L Byrd, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Justine Vantol and David Vantol, a married couple

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

LOT 99, 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): P127201/4948-000-099-0000

Subject to:

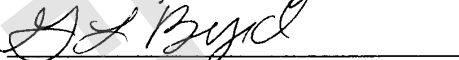
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 5/12/2025

Raschaud D Byrd



Guadalupe L Byrd

State of WashingtonCounty of SnohomishThis record was acknowledged before me on 5-12-2025 by Raschaud D Byrd and Guadalupe L Byrd.

(Signature of notary public)

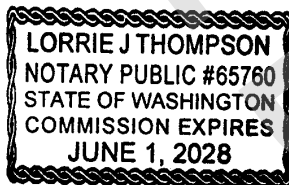
Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

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
 Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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, as set forth in the document

Recording Date: December 14, 1912
 Recording No.: 94380

3. 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 Massachusetts corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 27, 1960
 Recording No.: 599210
 Affects: As Described

4. 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, together with necessary appurtenances
 Recording Date: September 23, 1980
 Recording No.: 8009230001
 Affects: A portion of Lot 7, not specifically located on record

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: State of Washington and its assigns
 Purpose: Construct, maintain and operation of drainage facilities

EXHIBIT "A"Exceptions
(continued)

Recording Date: June 8, 1988
 Recording No.: 8806080008
 Affects: As Described

6. 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

7. Development Agreement and the terms and conditions thereof:

Executed by: The City of Mt. Vernon and MVA, Inc., a Washington corporation
 Recording Date: June 21, 2001
 Recording No.: 200106210002
 Affects: Said plat and other property

8. 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: Said plat and other property

9. 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: Said plat and other property

10. Developer Extension Agreement and the terms and conditions thereof:

Executed by: 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

The Amendment for the above mentioned Agreement is recorded under Recording No. 200507010181.

11. Order on Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

EXHIBIT "A"Exceptions
(continued)

Recording Date: May 23, 2002
Recording No: 200205230079

The Order of Clarification is recorded under Recording No. 200206030153.

12. 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, together with necessary appurtenances
Recording Date: March 1, 2005
Recording No.: 200503010068
Affects: Said plat and other property
13. 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

Modification(s) of said Survey:

Recording Date: July 1, 2005
Recording No.: 200507010182
14. 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, June 4, 2008 and October 16, 2008
Recording No: 200607250099
Recording No: 200806040066
Recording No: 200810160044
15. 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,

EXHIBIT "A"Exceptions
(continued)

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

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

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

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

16. 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 assigns
Recording Date: August 17, 2005
Recording No.: 200508170114

17. 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

EXHIBIT "A"Exceptions
(continued)

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

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

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

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The City of Mount Vernon, a municipal corporation of the State of Washington
Purpose: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities
Recording Date: September 20, 2006
Recording No.: 200609200081
Affects: As Described

20. 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, together with necessary appurtenances
Recording Date: March 19, 2007
Recording No.: 200703190207
Affects: As Described

21. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Snohomish County, Washington, a municipal corporation
Purpose: Waterline
Recording Date: March 29, 2007
Recording No.: 200703290063
Affects: Tract AU1

22. 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

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

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 V (Phase 2):

Recording No: 200801170047

23. 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."

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



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 04/07/25
David Vantol Justine Vantol
between _____ ("Buyer")
Buyer Buyer
and Raschaud D Byrd Guadalupe L Byrd ("Seller")
Seller Seller
concerning 5485 Buckhorn Way Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat
David Vantol 04/08/2025
Buyer Date

Authenticat
Justine Vantol 04/07/2025
Buyer Date

Authenticat
Raschaud D Byrd 02/13/2025
Seller Date

Authenticat
Guadalupe L Byrd 02/13/2025
Seller Date