

202505160013

05/16/2025 09:03 AM Pages: 1 of 10 Fees: \$312.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251488

May 16 2025

Amount Paid \$9918.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Tara Vaughn
1024 Panorama ridge
Mount Vernon, WA 98273

215069-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon Michael White and Blair Adams White, a married couple

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Tara Vaughn, unmarried person

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

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 6, Skagit Highlands Div V, Ph 2

Tax Parcel Number(s): 4948-000-006-0000/P127112

LPB 10-05

Dated: 05/12/2025Brandon Michael White

Brandon Michael White

Blair Adams White

Blair Adams White

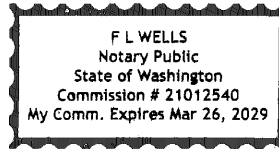
State of WACounty of SnohomishThis record was acknowledged before me on 05/12/2025 by Brandon Michael White Blair Adams White.F.L. Wells Notary Public
Notary Public F.L. WELLSMy commission expires: 03/26/2029

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Lot 6, "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.

Situate in the County of Skagit, State of Washington.

Exhibit B

Subject to

Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.

Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546, and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993, and September 21, 1993, respectively, under Auditor's File Nos. 9203270092 , 9303110069 , 9308060022 , and 9309210028 , respectively. (Affects said plat and other lands)

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..."

(Affects said plat and other lands)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts Corporation

Purpose: The right to construct, reconstruct, improve, repair, maintain and operate one electric transmission and/or distribution

line___ consisting of poles or towers with necessary braces, guys and anchors, cross-arms, insulators, transmission,

distribution and signal wires, transformers and other necessary or convenient facilities and equipment.

Area Affected: As surveyed, staked and agreed upon by both parties over Parcels "A" and "B"

Dated: September 19, 1960

Recorded: September 27, 1960

Auditor's No.: 599210

(Affects said plat and other lands)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: For an electric line right of way together with the right to construct, maintain, replace and enlarge one or more

electric lines consisting of poles, anchors, wires and/or underground cables, conduits and manholes, together with all

necessary appurtenances therefore

Area Affected: A portion of Lot 7, not specifically located on record

Dated: September 11, 1980

Recorded: September 23, 1980

Auditor's No.: 8009230001

(Affects a portion of Lot 7, not specifically located on record)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The State of Washington

Purpose: Construct, maintenance and operation of drainage facilities

Area Affected: See record for exact location

Dated: April 29, 1988

Recorded: June 8, 1988

Auditor's No.: 8806080008

(Affects said plat and other lands)

DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: M.V.A., Inc., a corporation

And: The City of Mount Vernon

Dated: June 27, 2001

Recorded: August 22, 2001

Auditor's No.: 200108220046

(Affects said plat and other lands)

Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181 .

STORM DRAINAGE RELEASE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Georgia Schopf, as her separate estate

And: MVA, Inc., a Washington corporation

Dated: July 20, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270065

(Affects said plat and other lands)

DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: The City of Mount Vernon

And: MVA, Inc., a Washington corporation

Recorded: June 21, 2001

Auditor's No.: 200106210002

(Affects said plat and other lands)

Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as Amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153 .

(Affects said plat and other lands)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or

distribution system

Area Affected: Said plat and other lands

Dated: February 11, 2005

Recorded: March 1, 2005

Auditor's No.: 200503010068

MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: June 8, 2005

Auditor's No.: 200506080122

TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005

Auditor's No.: 200507010182

(Affects said plat and other lands)

WATER SERVICE CONTRACT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County

And: Skagit Highlands, LLC, or its successor or assigns

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093

Regarding: Water Service Contract

DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005

Auditor's No.: 200508170113

Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED BY INSTRUMENTS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, June 4, 2008 and October 16, 2008 Auditor's Nos.: 200604060049, 200605250083, 200605260150, 200607250099, 200806040066 and 200810160044 respectively

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL

PROPERTY:

Recorded: August 17, 2005

Auditor's No.: 200508170114

Executed By: Skagit Highlands, LLC, a Washington limited liability company

PARTIAL ASSIGNMENTS OF DECLARANT'S RIGHTS:

Auditor's Nos.: 200511020084 , 200605230087 , 200605260149 , 200608070191 ,
200608100126 and 201703030035 ,

respectively

AMENDED BY INSTRUMENTS:

Auditor's Nos.: 200604060049 , 200605250083 , 200605260150 , 200612210068 ,
200806040066 , 200810160044 , and

200902050087 , 200902050087 , 201510210021 , 201510260101 , 201510260102 ,
201512160015 , 201708100003

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
SKAGIT

HIGHLANDS RESIDENTIAL PROPERTY, SKAGIT HIGHLANDS WEST NEIGHBORHOOD:

Recorded: August 17, 2005

Auditor's No.: 200508170115

Executed By: Skagit Highlands, LLC, a Washington limited liability company

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation

Purpose: To construct, maintain, replace, reconstruct, and remove sanitary sewage and
storm drainage facilities

Area Affected: A strip across said premises

Dated: June 30, 2006

Recorded: September 20, 2006

Auditor's No.: 200609200081

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY

MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS

FOLLOWS:

Plat/Short Plat: Skagit Highlands Div. V (Phase 2)

Recorded: January 17, 2008

Auditor's No.: 200801170047

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or

distribution system

Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as

now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description

may be superseded at a later date with a surveyed description provided at no cost to Grantee

Recorded: March 19, 2007

Auditor's No.: 200703190207

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation

Purpose: Waterline

Area Affected: Tract AU1

Dated: March 21, 2007

Recorded: March 29, 2007

Auditor's No.: 200703290063

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Tax Account No./Property ID No.: 4948-000-006-0000/P127112

Total Assessed: \$529,900.00

Year: 2025

Amount Billed: \$5,359.73

Amount Paid: \$2,679.89

Balance: \$2,679.84

Prior to the close of escrow, please contact the County Treasurer's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and/or delinquencies.

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Assessments, if any, due and owing Skagit Highlands Homeowners Association