

When recorded return to:
Mack Brown
5340 Timberridge Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251912
Jun 20 2025
Amount Paid \$8165.00
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.: 620058761

CHICAGO TITLE CO.

620058761

STATUTORY WARRANTY DEED

THE GRANTOR(S) Krystal Taylor and Ellina Kevan, 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 Mack Brown, a single man

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

LOT 199, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), ACCORDING TO THE PLAT
THEREOF, RECORDED ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO.
200612210067, 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): P125411 / 4915-000-199-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 20, 2025Krystal Taylor

Krystal Taylor

Ellina Kevan

Ellina Kevan

State of WashingtonCounty of SkagitThis record was acknowledged before me on June 20, 2025 by Krystal Taylor and Ellina Kevan.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

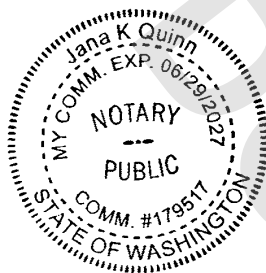


EXHIBIT "A"

Exceptions

1. 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 Deeds, page 532.
Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Recording No.: 9203270092,
Recording No.: 9303110069,
Recording No.: 9308060022 and
Recording No.: 9309210028.
Affects: Said Plat and other property

3. 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 property

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 27, 1960
Recording No.: 599210, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said Plat and other property

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 23, 1980
Recording No.: 8009230001, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of Lot 7, not specifically located on record

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: June 8, 1988
Recording No.: 8806080008, records of Skagit County, Washington

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

For: Construct, maintain and operation of drainage facilities
Affects: Said Plat and other property

7. Developer Extension Agreement, including the terms and conditions thereof; entered into;
By: M.V.A, Inc., a corporation of the State of Washington
And Between: The City of Mt. Vernon, Washington, a municipal corporation of the State of Washington
Recorded: August 22, 2001
Recording No.: 200108220046, records of Skagit County, Washington
Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005
Recording No.: 200507010181, records of Skagit County, Washington

8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof; entered into;

By: Georgia Schopf, as her separate estate
And Between: MVA, Inc., a Washington corporation
Recorded: July 27, 2001
Recording No.: 200107270065, records of Skagit County, Washington
Affects: Said plat and other property

9. Mitigation Agreement, including the terms and conditions thereof; entered into;

By: Sedro-Woolley School District No. 101
And Between: MVA, Inc.
Recorded: July 27, 2001
Recording No.: 200107270077, records of Skagit County, Washington
Affects: Said plat and other property

10. Development Agreement, including the terms and conditions thereof; entered into;

By: The City of Mt. Vernon
And Between: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002, records of Skagit County, Washington
Providing: Said plat and other property

11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Recording No.: 200205230079.
Affects: Said plat and other property

EXHIBIT "A"

Exceptions
(continued)

AMENDED by instrument(s):

Recorded: June 3, 2002

Recording No.: 200206030153, records of Skagit County, Washington

12. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005

Recording No.: 200503010068, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company, a Washington corporation

For: Electric transmission and/or distribution line, together with necessary

appurtenances

Affects: Said plat and other property

13. Matters disclosed by Record of Survey;

Filed: June 8, 2005

Recording No.: 200506080122, records of Skagit County, Washington

14. Terms and conditions of the Master Plan;

Recorded: July 1, 2005

Recording No.: 200507010182, records of Skagit County, Washington

Affects: Said plat and other property

15. Agreement, including the terms and conditions thereof; entered into;

By: Public Utility District No. 1 of Skagit County

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

Recorded: October 7, 2005

Recording No.: 200510070093, records of Skagit County, Washington

Providing: Water Service Contract

16. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recorded: August 17, 2005

Recording No.: 200508170113, records of Skagit County, Washington

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

AMENDED by instrument(s):

Recorded: July 25, 2006; June 4, 2008; October 16, 2008

Recording No.: 200607250099;

EXHIBIT "A"Exceptions
(continued)

Recording No.: 200806040066;
 Recording No.: 200810160044, records of Skagit County, Washington

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 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

Recorded: August 17, 2005
 Recording No.: 200508170114, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recorded: November 2, 2005; April 6, 2006, May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009
 Recording No.: 200511020084;
 Recording No.: 200604060049,
 Recording No.: 200605250083;
 Recording No.: 200605260150;
 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 and
 Recording No.: 201512160015 records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017
 Recording No.: 201708100003

18. 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
 Recording Date: August 17, 2005
 Recording No.: 200508170114

19. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands

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

Residential Property, Skagit Highlands West Neighborhood;

Recorded: August 17, 2005
 Recording No.: 200508170115, records of Skagit County, Washington
 Executed by: Skagit Highlands, LLC, a Washington limited liability company'

20. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 20, 2006
 Recording No.: 200609200081, records of Skagit County, Washington
 For: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities
 Affects: A strip across said premises

21. 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 PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1):

Recording No: 200612210067

22. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 19, 2007
 Recording No.: 200703190207, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A strip of land 10 feet in width with 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

23. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: March 29, 2007
 Recording No.: 200703290063, records of Skagit County, Washington
 For: Waterline
 Affects: Tract AU1

24. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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

"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."

25. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
26. Assessments, if any, levied by Mt Vernon.
27. 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 May 20, 2025

between Mack Brown ("Buyer")
Buyer Buyer
and Krystal Taylor ("Seller")
Seller Seller
concerning 5340 Timberridge Drive 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.

Authentication
Mack Brown 05/20/2025
Buyer Date

Authentication
Krystal Jo Taylor 05/05/2025
Seller Date

Authentication
Ellina T. Kevan 05/05/2025
Seller Date