

When recorded return to:
Minh H Nguyen and Thuc Q. Nguyen
3860 SummerSun St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252418
Jul 29 2025
Amount Paid \$11164.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245472357

CT-620059166

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles B Carter and Deborah L Carter, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Minh H Nguyen and Thuc Q. Nguyen, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 399, PLAT OF SKAGIT HIGHLANDS DIV. V (PHASE 2)

Tax Parcel Number(s): P127330, 4948-000-399-0000

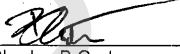
Subject to:

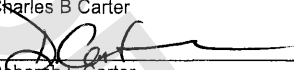
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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."

STATUTORY WARRANTY DEED
(continued)Dated: 7/25/25

Charles B Carter

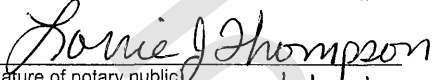
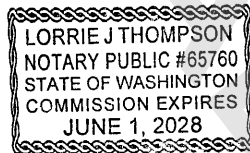
Deborah L CarterState of Washington
County of SKAGITThis record was acknowledged before me on 7-25-2025 by Charles B Carter and Deborah L Carter.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"

Legal Description

LOT 399, 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

EXHIBIT "B"

Exceptions

1. 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 Skagit Highlands Division V (Phase 2):

Recording No: 200801170047

2. Reservations and exceptions contained in the deed

Recording No.: Volume 49, Page 532

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

3. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording No.: 9203270092

Recording No.: 9303110069

Recording No.: 9308060022

Recording No.: 9309210028

Affects: Said Plat and other property

4. Reservations, restrictions and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912

Recording No.: 94380

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

Recording Date: September 27, 1960

Recording No.: 599210

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

Regarding: Electric transmission and/or distribution line

Affects: Said Plat and other property

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

Recording Date: September 23, 1980

Recording No.: 8009230001

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

Regarding: Electric transmission and/or distribution line

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

Recording Date: June 8, 1988

Recording No.: 8806080008

Regarding: Construct, maintain and operation of drainage facilities

Affects: Said Plat and other property

8. Developer Extension Agreement, including the terms and conditions thereof;

Between: 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

AMENDED by instrument(s):

Recorded: July 1, 2005

Recording No.: 200507010181

9. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate, and MVA, Inc., a Washington corporation

Recording Date: July 27, 2001

Statutory Warranty Deed (LPB 10-05)

WA0000059.doc / Updated: 03.22.23

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Exceptions

Recording No.: 200107270065
Affects: Said plat and other property

10. Mitigation Agreement, including the terms and conditions thereof;

Between: Sedro-Woolley School District No. 101, and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property

11. Development Agreement, including the terms and conditions thereof;

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

12. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

Recording Date: May 23, 2002
Recording No.: 200205230079
Affects: Said plat and other property
Said document was amended by document recorded on June 3, 2002 under
Recording No.: 200206030153.

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

Recording Date: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company, a Washington corporation
Regarding: Electric transmission and/or distribution line
Affects: Said plat and other property

14. 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

15. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property

16. Agreement, including the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns
Recording Date: October 7, 2005
Recording No.: 200510070093
Regarding: Water Service Contract

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

Recording Date: August 17, 2005
Recording No.: 200508170113
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instruments:

Recording No.: 200607250099
Recording No.: 200806040066
Recording No.: 200810160044

EXHIBIT "B"

Exceptions

18. 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

Recording Date: August 17, 2005

Recording No.: 200508170114

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

19. 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 assign

Recording Date: August 17, 2005

Recording No.: 200508170114

20. Notes on the face of said plat as follows:

A. Basis of bearings for this survey is N88°29'24"W (NAD 1983/1991) along the South line of the Southeast quarter of Section 15, Twp. 34 North, Rge. 4 East, W.M., as shown on City of Mount Vernon Boundary Line Adjustment recorded under recording no. 200308180300, and as amended by document recorded under recording No. 200506080122. See said surveys for additional subdivisional information.

B. This survey was accomplished using global positioning system (GPS) using Trimble 5700 and R8 receivers, and by field traverse method, using Leica Electronic Total Stations. Survey accuracy meets or exceeds the requirements of WAC 332-130-090.

C. 5/8" x 24" rebar with cap imprinted with "WHP LS No. 21599" will be set at all lot corners, unless otherwise noted. All front corners will also be marked by lead and tack in concrete curb on the property line extended.

D. Owner/Developer: The Quadrant Corporation
14725 SE 36th St.
Suite 200, P.O. Box 130
Bellevue, WA 98009
(425) 455-2900

E. Utility Purveyors:
Sanitary sewer City of Mount Vernon Telephone Verizon Northwest
Storm drain City of Mount Vernon Television Comcast Corporation
Water P.U.D. No. 1 of Skagit Co. Power Puget Sound Energy
Garbage collection City of Mount Vernon Gas Cascade Natural Gas

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F. Zoning Designation: R-1, 13.5 Skagit Highlands P.U.D.

G. Building Setbacks: All lots within this subdivision are subject to the development standards and additional setback and buffer requirements as set forth in the master plan conditions contained in City of Mount Vernon "Resolution 574, Exhibit D." Setbacks are as follows:

Lots 2,700 – 3,599 square feet: (Lots 335-341 and 346-348)

Front – 15 feet, 10 feet for a porch

Side – 5 feet, 10 feet total

Rear – 15 feet no alley, 8 feet with alley

Lots 3,600 – 8,399 square feet: (all lots in Phase 2 except 80, 335-341 & 346-348)

Front – 15 feet, 20 feet for the garage

Side – 5 feet, 10 feet total

Rear – 15 feet no alley, 8 feet with alley, 20 feet for Lots 11-42 & 71-79 (see note below)

Lots 8,400 square feet and larger: (Lot 80)

Front - 20 feet, 15 feet for a porch

Side - 5 feet, 10 feet total

Rear - 20 feet

20. continued.....

The rear building setback lines as shown on Lots 42 and 67 through 70 are adjacent to a locally established Geologic Hazard Zone 4. The setback lines shown on the plans are in conformance with the geotechnical requirements and results in no additional impact to the lots, as based on a geotechnical engineering report prepared by Associated Earth Sciences, Inc. Sept. 28, 2005.

H. Lots in this subdivision are located either in the Mount Vernon School District or in the Sedro Woolley School District. The overall map of the development (shown on sheet 4) shows the location of the boundary between the two school districts. The address table on sheet 3 lists the specific school district in which each lot is located. Each lot shall be required to pay school impact fees for applicable district at time of building permit issuance. Fees for lots within the Mount Vernon School District shall be the current fee in effect at the time of permit issuance. Fees for lots within Sedro Woolley School District shall be as outlined in the Mitigation Agreement between MVA, Inc. and Sedro Woolley School District No. 1, recorded under Auditor's File No. 200107270077.

For those lots located within the Sedro Woolley School District, the amount of \$1,418.00 shall be paid to the District at the time of building permit issuance for each single family detached dwelling unit.

I. Tract T-2 is a trail and utility tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The homeowners association shall be responsible for the maintenance of said tract, except for the maintenance of sanitary sewer and storm drainage facilities. The City of Mount Vernon may enter said tract for emergency or inspection purposes. A public pedestrian easement is hereby granted over the trails located within this tract.

J. Tracts P-3, P-4 and P-5 are park tracts. Tracts P-3 and P-4 are hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association, who shall be responsible for the maintenance of said tracts, Tract P-5 is hereby granted and conveyed upon the recording of this plat to the City of Mount Vernon, who shall be responsible for the maintenance of said tract.

K. Tract SL-1 is a slope tract and is hereby granted and conveyed upon the recording of this plat to the City of Mount Vernon, who shall be responsible for the maintenance of said tract.

L. Tracts OS-3 through OS-7 are open space tracts and are hereby granted and conveyed to the Skagit Highlands Homeowners Association. The homeowners association shall be responsible for the maintenance of said open space tracts. Tracts OS-4, OS-7 and portions of OS-3 (wetlands, buffer areas and an Easterly portion as shown on sheets 9 and 12) are designated as native growth protection areas, subject to existing trails. See note on this sheet regarding NGPA's. A public pedestrian easement is hereby granted over the trails located within Tracts OS-3 and OS-4.

A private drainage easement for the purpose of conveying local storm water runoff is hereby granted on these tracts in favor of all abutting lot owners. The maintenance of private drainage systems shall be the responsibility of the lot owners of the benefiting private lots and their heirs, personal representatives and assigns. The City of Mount Vernon is hereby granted the right to enter said easement for emergency purposes at its own discretion.

20. Continued.....

EXHIBIT "B"

Exceptions

M. Tract RD-1 is a storm water detention pond tract and shall be conveyed to the City of Mount Vernon upon the recording of this plat.

N. Tracts Z-2 and Z-3 are to remain in private ownership for future development. A public pedestrian easement is hereby granted over the trails located within these tracts.

O. Open Space Areas: Useable: Unusable:

Tract L-1 1,116 sq. ft.
 Tract OS-3 242,370 sq. ft. 443,812 sq. ft.
 Tract OS-4 48,867 sq. ft. 243,297 sq. ft.
 Tract OS-5 31,269 sq. ft.
 Tract OS-6 2,078 sq. ft.
 Tract OS-7 11,944 sq. ft. 1,491 sq. ft.
 Tract SL-1 23,865 sq. ft. 259,088 sq. ft.
 Tract P-3 34,733 sq. ft.
 Tract P-4 11,460 sq. ft.
 Tract P-5 22,330 sq. ft.

P. In order to ensure adequate fall for side sewers, minimum finished floor elevations have been determined for each lot. Additionally, some lots will be required to install a back flow preventer on the sewer stub. Please see sanitary sewer record drawings submitted to the City in November 2006 by W&H Pacific.

Q. Tract L-1 is a landscape tract, and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association, who shall be responsible for the maintenance of said tract.

R. Soft surface trails within Tracts SL-1 and RD-1 shall be maintained by the Skagit Highlands Homeowners Association, as well as the hard surface trail within Tract SL-1 Southeasterly of Tract P-5.

21. Easement Provisions on the face of said plat as follows:

A. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, PugetSound Energy, Verizon Northwest, Cascade Natural Gas Corporation, and Comcast Corporation and their respective successors and assigns under and upon the exterior ten feet parallel with and adjoining the public street frontage of all lots and tracts, and as otherwise shown on the face of the plat, in which to install, lay, construct, renew, operate and maintain underground conduits, cable, pipeline and wires with the necessary facilities and other equipment for the purpose of service to this subdivision and other property with electric, telephone, gas, cable TV service and other utilities. Together with the right to enter upon the easements at all times for the purposes stated.

B. Easements for the purpose of conveying local storm water runoff are hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of the lot owners of the benefiting private lots and their heirs, personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

All lots shall be subject to an easement 2.5 feet in width parallel with and abutting all interior lot lines and a minimum of 5.0 feet in width parallel with and abutting all rear lot lines for the purpose of private storm drainage. In the event lot lines are adjusted after the recording of the plat, the easement shall move with the adjusted lot lines. Maintenance of all private storm drainage easements on this plat shall be the responsibility of the lots deriving benefits from said easement. No structures other than fences or yard drains shall be constructed within these easements.

C. The owners of Lots 3, 4, 32, 38, 47, 49, 84, 87, 94, 107, 113, 119, 133, 137-139 and 160 shall be subject to a 2.5 foot wall/fence easement (as shown on sheets 5-10, designated 'E3'). Walls are intended to be constructed so the wall supporting the higher of any two lots is located on the lower lot. But if for any reason any portion of a wall encroaches onto an upper lot, this easement permits that encroachment, and allows the owner of the lower lot to construct and maintain a fence at the top of the wall. The fence must be constructed within 8 inches from the back of the wall.

D. An easement is hereby reserved for and granted to the owners of Lots 4, 5 and 6 for the purpose of retaining walls. The owners of said lots shall be responsible for the maintenance of the walls. The location of this easement is graphically shown on sheet 5, designated as 'E4'.

EXHIBIT "B"

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E. The owners of Lots 146-152 shall be subject to a 2.5 foot rocky easement (as shown on sheet 10, designated 'E-5'). The existing rockeries are intended to be constructed on the lower of the adjacent lots. If for some reason a portion of the rockery encroaches upon the upper lot, this easement allows the encroachment.

F. Easements are hereby reserved for and granted to the City of Mount Vernon under and upon the easements shown on this plat described as public storm drainage & sanitary sewer easements to install, maintain, replace, repair and operate storm drainage and sanitary sewer systems for this subdivision and other property, together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements. Following any use, the City shall restore the easements as near as possible to the original condition.

22. Native Growth Protection Area Information on the face of said plat as follows:

Dedication of a native growth protection area tract (NGPA) conveys to the public a beneficial interest in the land within the tract. This interest includes the preservation of existing vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering and protection of plant and animal habitat. The NGPA imposes upon all present and future owners and occupiers of the NGPA the obligation, enforceable on behalf of the public or the City of Mount Vernon, to leave undisturbed all trees and other vegetation within the tract. The vegetation within the tract may not be cut, pruned, covered by fill, removed or damaged without the express permission from the City of Mount Vernon, which permission must be obtained in writing.

Before beginning and during the course of any grading, building construction or other development activity on a lot or development site subject to the NGPA, the common boundary between the NGPA and the area of development activity must be monumented.

23. Planting Notes on the face of said plat as follows:

A. Contractor shall be responsible for familiarizing themselves with all other site improvements and conditions prior to starting landscape work.

B. Contractor shall use caution while excavating to avoid disturbing any utilities encountered. Contractor is to promptly advise owner of any disturbed utilities. (Location service phone: 1-800-424-5555.)

C. Contractor shall maintain and water all plant material and provide four mowings of new lawn area until final inspection or upon acceptance by owner or owner's agent.

D. Contractor shall be responsible for computing specific quantities of groundcovers and plant materials utilizing on-center spacing for plants as stated on the landscape plan and minimum planting distances as specified below in these notes.

E. Groundcovers shall be planted in an equilateral triangular spacing pattern at the on-center distances shown on the plan or in the plant schedule. Where groundcover abuts curbing, sidewalks, signs or poles, minimum planting distances shall be 12" from center of plant to curb, sidewalk, etc. Minimum planting distance shall be 24" from center of trees.

F. Contractor shall be responsible for providing the plant quantities that are represented by symbols on the drawings.

G. Subgrade is to be within 1/10th of one foot as provided by others.

H. New bed and lawn areas as shown on the plans, shall receive a minimum of 2" depth "3-way" topsoil and rototilled to a minimum depth of 6". Then add an additional 4" depth of "3-way" topsoil to all new bed areas and 2" in lawn areas. No topsoil in erosion control area.

I. All beds to receive a minimum of 2" fine fir bark mulch.

J. Contractor to give Mount Vernon Park Department minimum of 24 hours notice for inspection of plant material prior to installation. No girdling or "J" rooting of roots will be accepted.

K. All plant material shall conform to AAN standards for nursery stock, latest edition. Any replacements made at once.

1.) General: All plant materials furnished shall be healthy representatives, typical of their species of variety and shall have a normal habit of growth. They shall be full, well-branched, well proportioned,

EXHIBIT "B"

Exceptions

and have a vigorous, well-developed root system. All plants shall be hardy under climatic conditions similar to those in the locality of the project.

2.) Trees, shrubs, and groundcovers: Quantities species, and varieties, sizes and conditions as shown on the planting plan. Plants to be healthy, vigorous, well foliated when in leaf. Free of disease, injury, insects, decay, harmful defects, all weeds. No substitutions shall be made without written approval from landscape architect or owner. Landscape architect to approve all plant material prior to installation. Rejected material must be removed immediately.

3.) Notify landscape architect immediately if any plants are not available in size or species (425) 885-2319.

24. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recording Date: August 17, 2005

Recording No.: 200508170115

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

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

Recording Date: September 20, 2006

Recording No.: 200609200081

Regarding: Sanitary sewage and storm drainage facilities

Affects: A strip across said premises

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

Recording Date: March 19, 2007

Recording No.: 200703190207

In favor of: Puget Sound Power & Light Company

Regarding: Electric transmission and/or distribution line

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

Recording Date: March 29, 2007

Recording No.: 200703290063

For: Waterline

28. 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."

29. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.