

202508150079

08/15/2025 03:19 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

When recorded return to:
Brett Donaldson and Dallas Donaldson
5531 Timberridge Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252651
Aug 15 2025
Amount Paid \$11520.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620059377

Escrow No.: 620059377

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan B. Gregory and Nicole D. Gregory, 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 Brett Donaldson and Dallas Donaldson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 68, 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): P127170/4948-000-068-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/10/2025

Signed by Black Knight EDP DocuSign: 2025-08-10 18:15:37 EDT
Jonathan B. Gregory
4032174335487773942280

Jonathan B. Gregory

Signed by Black Knight EDP DocuSign: 2025-08-10 18:11:46 EDT
Nicole D. Gregory
4032174335487773942280

Nicole D. Gregory

State of Washington
County of Snohomish

This record was acknowledged before me on 08/10/2025 by
Jonathan B. Gregory and Nicole D. Gregory

Signed by Black Knight EDP DocuSign: 2025-08-10 20:27:21 EDT
Taylor K. Samuel
4032174335487773942280

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/23/2027

TAYLOR K. SAMUEL
Notary Public
State of Washington
Commission No. 23035522
My Commission Expires Oct 23, 2027

Notarial Act Performed by Audio visual communication

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Deeds, 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 Nos.: 9203270092
Recording Nos.: 9303110069
Recording Nos.: 9308060022
Recording Nos.: 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);

Recorded: 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);

Recorded: September 23, 1980
Recording No.: 8009230001
In favor of: Puget Sound Power & Light Company, a Washington corporation
Regarding: Electric transmission and/or distribution line

EXHIBIT "A"Exceptions
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: 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
 Recorded: 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
 Recorded: July 27, 2001
 Recording No.: 200107270065
 Affects: Said plat and other property
10. Mitigation Agreement, including the terms and conditions thereof;
- And Between: Sedro-Woolley School District No. 101, and MVA, Inc.
 Recorded: 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
 Recorded: 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;
- Recorded: May 23, 2002
 Recording No.: 200205230079

EXHIBIT "A"Exceptions
(continued)

Affects: Said plat and other property

Said document was amended by document recorded on June 3, 2002 under recording number 200206030153.

13. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: 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;
- Recorded: 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
Recorded: October 7, 2005
Recording No.: 200510070093
Regarding: Water Service Contract
17. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;
- Recorded: August 17, 2005
Recording No.: 200508170113
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instruments:

Recording Nos.: 200607250099

EXHIBIT "A"

Exceptions
(continued)

Recording Nos.: 200806040066
Recording Nos.: 200810160044

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

EXHIBIT "A"

Exceptions
(continued)

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

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

Recorded: September 20, 2006
Recording No.: 200609200081
Regarding: Sanitary sewage and storm drainage facilities
Affects: A strip across said premises

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

Recorded: March 19, 2007
Recording No.: 200703190207
In favor of: Puget Sound Power & Light Company
Regarding: Electric transmission and/or distribution line

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

Recorded: March 29, 2007
Recording No.: 200703290063
For: Waterline

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:

"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. City, county or local improvement district assessments, if any.

EXHIBIT "A"
Exceptions
(continued)

26. Assessments, if any, levied by Mt Vernon.