

When recorded return to:
Ryan Imus
945 Clearwater Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252710

Aug 21 2025

Amount Paid \$12926.20
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620059787

CHICAGO TITLE

620059787

STATUTORY WARRANTY DEED

THE GRANTOR(S) Deanna Van Notric and Joe Van Notric, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ryan Imus, an unmarried man and Dina Laree Manke, an unmarried woman

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

LOT 10, SKAGIT HIGHLANDS DIVISION 2A, A PLANNED UNIT DEVELOPMENT, APPROVED DECEMBER 11, 2015 AND RECORDED ON DECEMBER 16, 2015 UNDER AUDITOR'S FILE NO. 201512160014, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN TRACT 902 FOR ACCESS AND UTILITY AS DELINEATED ON THE FACE OF SAID SKAGIT HIGHLANDS DIVISION 2A, A PLANNED UNIT DEVELOPMENT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

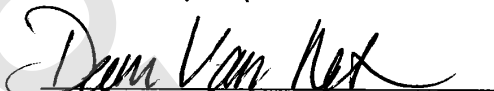
Tax Parcel Number(s): P133037 / 6032-000-010-0000

Subject to:

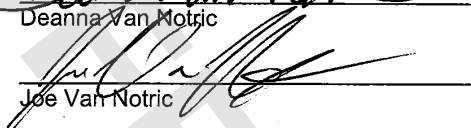
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

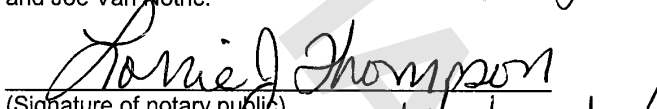
(continued)

Dated: 8/20/25

Deanna Van Notric



Joe Van Notric

State of WashingtonCounty of SkagitThis record was acknowledged before me on August 20, 2025 by Deanna Van Notric and Joe Van Notric.

(Signature of notary public)

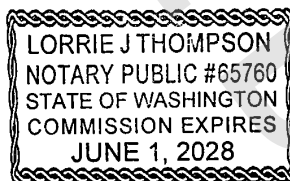
Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
 Recorded: March 30, 1903 in Recording No.: Volume 49 of Deeds, page 532
 Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
 Affects: Said plat and other property

2. 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 Recording No.: 838309, Recording No.: 9203270092, Recording No.: 9303110069, Recording No.: 9308060022 and Recording No.: 9309210028, respectively.
Affects: Said plat and other property

3. 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

4. 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 property

Modified by instrument recorded July 1, 2005, under Recording No.: 200507010182.

5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);

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

EXHIBIT "A"Exceptions
(continued)

6. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Recording No.: 200205230079, records of Skagit County, Washington and as amended by instrument recorded June 3, 2002, under Recording No.: 200206030153, records of Skagit County, Washington.
Affects: Said plat and other property

7. 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;
Recording No.: 200806040066;
Recording No.: 200810160044, records of Skagit County, Washington

8. 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

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200511020084,
Recording No.: 200604060049,
Recording No.: 200605250083,
Recording No.: 200605260150,
Recording No.: 200607250100,
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,

EXHIBIT "A"Exceptions
(continued)

- Recording No.: 201512160015 and
Recording No.: 201708100003
9. 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
10. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
- Recorded: August 17, 2005
Recording No.: 200508170115, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: July 11, 2005
Auditor's No(s): 200507110156, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Affects: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way
Affects: All lots in Division II
12. 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 successors or assigns
Recorded: October 7, 2005
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water Service Contract
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 plat of SKAGIT HIGHLANDS DIVISION 2:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 200604040052

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 plat of SKAGIT HIGHLANDS DIVISION 2A:

Recording No: 201512160014

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