

202510210145

10/21/2025 11:29 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Ashley Stanford and Travis Stanford
28006 7th Ave NW
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253443

Oct 21 2025

Amount Paid \$9544.20
Skagit County Treasurer
By Kaylee Oudman Deputy

Chicago Title
620060380 6

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberly Marie Muha, also appearing of record as Kimberly M Bedwell, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Travis Stanford and Ashley Stanford, a married couple

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

LOT 70, SKAGIT HIGHLANDS, DIVISION II, ACCORDING TO THE PLAT THEREOF,
RECORDED ON APRIL 4, 2006, UNDER AUDITOR'S FILE NO. 200604040052, 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): P124290 / 4887-000-070-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 16, 2025

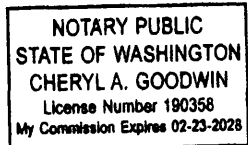
Kimberly Muha
Kimberly Marie MuhaState of Washington
County of SpokaneThis record was acknowledged before me on 10/16/2025 by Kimberly Marie Muha.Cheryl A. Goodwin
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2-23-2028

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: Volume 49 of Deeds, Page 532

No determination has been made as to the current ownership or other matters affecting said reservations.

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

Recording No.: 838309
Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028

Affects: Said plat and other property

3. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005
Recording No.: 200507010182

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
Recording Date: June 21, 2001
Recording No.: 200106210002
Affects: Said plat and other property

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

EXHIBIT "A"Exceptions
(continued)

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
Recording Date: July 27, 2001
Recording No.: 200107270065
Affects: Said plat and other property
6. Mitigation Agreement, including the terms and conditions thereof;
- Between: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 5, 2001
Recording No.: 200107270077
Providing: MVA, Inc.
Affects: Said plat and other property
7. 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
Recording Date: August 22, 2001
Recording No.: 200108220046
Affects: Said plat and other property
- Amended by instrument recorded July 1, 2005, under Recording No. 200507010181.
8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:
- Recording Date: May 23, 2002
Recording No.: 200205230079
- Said document was amended by instrument recorded June 3, 2002, under Recording No. 200206030153.
- Affects: Said plat and other property

EXHIBIT "A"

Exceptions
(continued)

9. 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 instrument(s):

Recording No.: 200607250099

Recording No.: 200806040066

Recording No.: 200810160044

10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recording Date: August 17, 2005

Recording No.: 200508170114

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

AMENDED by instrument(s):

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

Recording No.: 201512160015

Recording No.: 201708100003

11. Liens and charges as set forth in the above mentioned declaration,

Payable to: Skagit Highlands Homeowners Association, a Washington nonprofit corporation

EXHIBIT "A"

Exceptions
(continued)

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

Recording Date: August 17, 2005
Recording No.: 200508170115
Executed By: Skagit Highlands, LLC, a Washington limited liability company
13. Agreement, including the terms and conditions thereof;

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

Recording No: 200604040052
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights
16. City, county or local improvement district assessments, if any
17. Assessments, if any, levied by Mount Vernon