

202602120041

02/12/2026 12:07 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Cody Schroeder
3043 Scotland Alley
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260384
Feb 12 2026
Amount Paid \$10185.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: NTWA-0567194

60028446-356 LT

THE GRANTOR(S)

Richard Haveman and Deborah Haveman, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Cody Schroeder, an unmarried person

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

**LOT 96, HIGHLAND GREENS DIVISION 1, PHASE A, A PLANNED UNIT DEVELOPMENT,
RECORDED MAY 22, 2014 UNDER AUDITOR'S FILE NO. 201405220062, RECORDS OF SKAGIT
COUNTY, WASHINGTON.**

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: **Lot 96, Highland Greens Div. 1, Ph. A**

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): **6018-000-000-0096/P131929**

Dated: 10th day of February, 2026

Richard Haveman
Richard Haveman

Deborah Haveman
Deborah Haveman

STATE OF: Washington

COUNTY OF: King

On this day personally appeared before me **Richard Haveman and Deborah Haveman**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

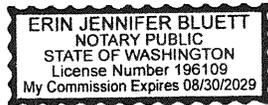
Given under my hand and seal of office this 10th day of February,
2026.

Erin Bluett

Notary Public residing at: Sammamish

Printed Name: Erin Jennifer Bluett

My Commission Expires: 08.30.2029



Subject to - Deed Exception(s):

1. Municipal assessments and impact fees, if any, levied by City of Mount Vernon.
2. Assessments, if any, due and owing Highland Greens Homeowner's Association.
3. Reservations contained in deed from Puget Mill Company, a corporation, dated November 29, 1926, and recorded in Volume 142 of Deeds, page 110, as follows:

"The Grantor hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute rights to all oils, gases, coal, fossils, metals and minerals of every name and nature, also sand and gravel in commercial quantities, which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for and also to take, mine and remove the same, provided said Grantee, his successors, heirs and assigns, shall be reasonably compensated for all damage done to the surface of said land and the improvements thereon in carrying on any of such operations."

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: T. C. Anderson
Purpose: Not disclosed
Area Affected: Portion of Parcels B & C of Boundary Line Adjustment LU05-095
Recorded: May 3, 1922
Auditor's No.: 156098
5. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.
For: The right to put and place 2 anchors, together with the guys, together with the right to renew, replace, reconstruct, etc., new additional anchors or appurtenances thereon
In Favor Of: Puget Sound Power & Light Company, a corporation
Recorded: November 18, 1948
Auditor's No.: 425065
Affects: Portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ near the Northwest corner
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Kent L. Fairchild and Nina M. Fairchild, Husband and Wife
Purpose: Ingress, egress and utilities
Area Affected: Parcel B of Boundary Line Adjustment LU05-095
Dated: May 23, 1968
Recorded: June 4, 1968
Auditor's No.: 714306
7. Easement for ingress, egress and utilities dated June 20, 1968, recorded August 19, 1968, under Auditor's File No. 717161 and recorded October 19, 1971, under Auditor's File No. 759421 (Affects Parcel B of Boundary Line Adjustment LU05-095)
8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Aziz Aghdassi and Maryam Aghdassi, Husband and Wife
Purpose: Ingress, egress and utilities
Area Affected: West 60 feet of Parcels B and C of Boundary Line Adjustment LU05-095
Recorded: January 16, 1978 and February 16, 1983
Auditor's Nos.: 872034 and 8302160009
9. Matters set forth by survey recorded on January 11, 2001 as Instrument #200101110141 in the official records of Skagit County
10. Notice of Easement and Maintenance Agreement and the terms and conditions thereof.
Recorded on October 19, 2005 as Instrument #200510190061 in the official records of Skagit County

11. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:
Recorded: December 14, 2005
Auditor's No.: 200512140111
Regarding: Boundary Line Adjustment
12. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT:
Recorded: December 19, 2006
Auditor's No.: 200612190063
12. DECLARATION OF PROTECTIVE COVENANTS FOR HIGHLAND GREENS AND THE TERMS AND CONDITIONS THEREOF:
Executed By: Hansell/Mitzel, LLC, a Washington limited liability company, d/b/a Hansell Mitzel Homes, and Salem Village, a Washington nonprofit corporation
Dated: Not disclosed
Recorded: December 19, 2006
Auditor's No.: 200612190064
- AMENDMENTS TO SAID COVENANTS, CONDITIONS AND RESTRICTIONS:
Recorded: May 22, 2014, June 21, 2018, June 29, 2018 and June 26, 2019
Auditor's File Nos.: 201405220063 , 201806210063 , 201806290169 , and 201906260038
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected:
Easement No. 1: A strip of land seven (7) feet in width with 3 and one-half (3 ½) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying with the Plat of Highland Greens.
Easement No. 2: All areas located within a 10 (ten) foot square area centered on all ground mounted vaults and transformers.
Dated: May 3, 2007
Recorded: May 3, 2007
Auditor's No.: 200705030057
- AMENDMENT OF EASEMENT AND CONFIRMATION AGREEMENT:
Recorded: February 2, 2018
Auditor's File No.: 201802050158
14. Easements, Notes, Dedications, Provisions, Restrictions and Survey matters as described and/or delineated on Highland Greens LU04-093 Final Plat of Division V as recorded April 7, 2008, under Auditor's File No. 200804070155 .
15. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:
Plat/Short Plat: Highland Greens, Division 1, Phase A, a Planned Unit Development
Recorded: May 22, 2014
Auditor's No.: 201405220062
16. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:
Declaration Dated: May 22, 2014
Recorded: May 22, 2014
Auditor's No.: 201405220063
Executed By: Hansell / Mitzel, LLC
- FIRST AMENDMENT TO DECLARATION OF COVENANTS:
Recorded: June 21, 2018
Auditor's No.: 201806210063
17. Matters as disclosed by survey recorded January 11, 2001 under Auditor's File No. 200101110141 , records of Skagit County, Washington. (Encroachment of a fence by varying amounts along the Westerly line of said plat.)

18. EASEMENT AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
Recorded: October 19, 2005
Auditor's File No.: 200510190061

19. Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on January 12, 2017 under Auditor's File No. 201701120087 . Reference is made to said document for full particulars.