

**When recorded return to:**  
Natalia Lisitskaya and Stanislav Lisitskiy  
5503 Buckhorn Way  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260838  
Mar 25 2026  
Amount Paid \$9918.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620061352

**CHICAGO TITLE**  
620061352

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nicole Rozier, also appearing of record as Nicole Hebert and Paul Hebert, IV, 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 Natalia Lisitskaya and Stanislav Lisitskiy, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 102, 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): P127204 / 4948-000-102-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3/13/26

*Nicole Hebert*

Nicole Hebert

*Paul Hebert*

Paul Hebert

State of Washington

County of Skagit

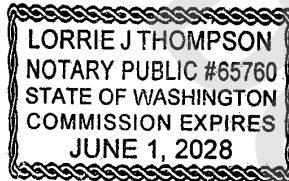
This record was acknowledged before me on March 13, 2026 by Nicole Hebert and Paul Hebert.

*Lorrie J Thompson*

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife  
 Recording Date: March 30, 1903  
 Recording No.: Volume 49, Page 532  
 Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

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

2. Covenants, conditions and restrictions 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: December 14, 1912  
 Recording No.: 94380

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: September 27, 1960  
 Recording No.: 599210  
 Affects: Said Plat and other property

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: September 23, 1980  
 Recording No.: 8009230001  
 Affects: A portion of Lot 7, not specifically located on record

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: State of Washington  
 Purpose: Construct, maintain and operation of drainage facilities

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: June 8, 1988  
Recording No.: 8806080008  
Affects: Said plat and other property

6. City of Mt. Vernon Ordinance No. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:

Recording Date: March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993  
Recording No.: 9203270092  
Recording No.: 9303110069  
Recording No.: 9308060022  
Recording No.: 9309210028

7. Development Agreement and the terms and conditions thereof:

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

8. Storm Drainage Release Easement Agreement and the terms and conditions thereof:

Executed by: Georgia Schopf and MVA, Inc., a Washington corporation  
Recording Date: July 27, 2001  
Recording No.: 200107270065  
Affects: Said plat and other property

9. Mitigation Agreement and the terms and conditions thereof:

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

10. Developer Extension Agreement and the terms and conditions thereof:

Executed by: 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

The Amendment for the above mentioned Agreement is recorded under Recording No. 200507010181.

**EXHIBIT "A"**

Exceptions  
(continued)

11. Order on Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

Recording Date: May 23, 2002  
Recording No: 200205230079

The Order of Clarification is recorded under Recording No. 200206030153.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

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 Survey:

Recording No: 200506080122

Modification(s) of said Survey:

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

14. Declaration of Easements and Covenant to Share Costs for Skagit Highlands and the terms and conditions thereof:

Recording Date: August 17, 2005  
Recording No.: 200508170113

The above mentioned Declaration of Easements is amended under

Recording Date: July 25, 2006, June 4, 2008 and October 16, 2008  
Recording No: 200607250099  
Recording No: 200806040066  
Recording No: 200810160044

**EXHIBIT "A"**Exceptions  
(continued)

15. 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

16. 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 assigns  
Recording Date: August 17, 2005  
Recording No.: 200508170114

17. 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

**EXHIBIT "A"**Exceptions  
(continued)

- Recording Date: August 17, 2005  
Recording No.: 200508170115
18. Water Service Contract and the terms and conditions thereof:
- Recording Date: October 7, 2005  
Recording No.: 200510070093
19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: The City of Mount Vernon, a municipal corporation of the State of Washington  
Purpose: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities  
Recording Date: September 20, 2006  
Recording No.: 200609200081  
Affects: Portion of said premises
20. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 19, 2007  
Recording No.: 200703190207  
Affects: Portion of said premises
21. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Utility District No. 1 of Snohomish County, Washington, a municipal corporation  
Purpose: Waterline  
Recording Date: March 29, 2007  
Recording No.: 200703290063  
Affects: Tract AU1
22. 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 the Plat of Skagit Highlands Division V (Phase 2):

**EXHIBIT "A"**Exceptions  
(continued)

Recording No: 200801170047

23. 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."

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