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08/14/2020 12:50 PM Pages: 1 of 8 Fees: $110.50
Skagit County Auditor, WA

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When recorded return to:
Jessica Cantu
1129 S 25th St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3116
Aug 14 2020
Amount Paid $5957.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620043626

Escrow No.: 620043626

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maureen M. VanDeuren and Michael J. VanDeuren, husband and wife

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jessica Cantu, a married woman as her sole and separate property

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

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

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

Lot(s): 308 Skagit Highlands Div V Ph 1

Tax Parcel Number(s): P125520 / 4915-000-308-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: August 4, 2020

Maureen M. VanDeuren

Michael J. VanDeuren

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Maureen M. VanDeuren and Michael J. VanDeuren are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 11, 2020

Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125520 / 4915-000-308-0000

Lot 308, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), according to the plat thereof recorded on December 21, 2006 under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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EXHIBIT "B"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:

   Recording Date: March 30, 1903
   Recording No.: Volume 49 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 Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

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

   Affects: Said Plat and other property

3. Reservations and recitals contained in the Deed as set forth below:

   Recording Date: December 14, 1912
   Recording No.: 94380

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

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: September 27, 1960
   Recording No.: 599210

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

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution line
   Recording Date: September 23, 1980
   Recording No.: 8009230001

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Drainage
   Recording Date: June 8, 1988

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EXHIBIT "B"

Exceptions
(continued)

Recording No.: 8806080008

7. Developer Extension Agreement, including the terms and conditions thereof;

Between: 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

AMENDED by instrument(s):

Recording Date: July 1, 2005
Recording No.: 200507010181

8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;

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

9. Mitigation Agreement, including the terms and conditions thereof;

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

10. Development Agreement, including the terms and conditions thereof;

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

11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof,

Recording Date: May 23, 2002
Recording No.: 200205230079

Affects: Said plat and other property

AMENDED by instrument(s):

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EXHIBIT "B"

Exceptions
(continued)

Recording Date: June 3, 2002
Recording No.: 200206030153

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

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

13. 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 Survey:

Recording No: 200506080122

14. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property

15. 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
Recording Date: October 7, 2005
Recording No.: 200510070093
Providing: Water Service Contract

16. 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

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EXHIBIT "B"

Exceptions
(continued)

17. 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.: 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

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

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

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

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

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

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EXHIBIT "B"

Exceptions
(continued)

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

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

Recording Date:	March 29, 2007
Recording No.:	200703290063
For:	Waterline
Affects:	Tract AU1

22. 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."

23. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

25. Assessments, if any, levied by Skagit Highland Homeowners Association.

26. Assessments, if any, levied by the City of Mount Vernon.