

When recorded return to:
Robert J. Iverson
849 Crested Butte Boulevard
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2857

Jun 24 2021

Amount Paid \$8895.00

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047843

CHICAGO TITLE
020047843

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew D. White and Amanda J. White, 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 Robert J. Iverson, an unmarried person and Briana N. Burke,
an unmarried person

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

LOT 329, 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.

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

Tax Parcel Number(s): P125541 / 4915-000-329-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2021



Andrew D. White

Amanda J. WhiteState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

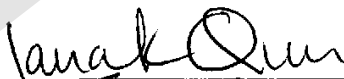
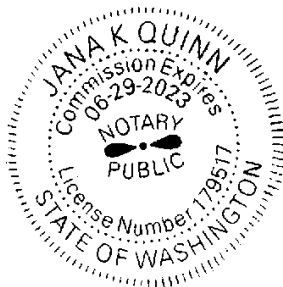
Andrew D. White and Amanda J. White
is/~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: June 23, 2021
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"

Exceptions

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in:
 Recording No.: Volume 49, Page 532
 Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under:
 Recording No.: 9203270092
 Recording No.: 9303110069
 Recording No.: 9308060022
 Recording No.: 9309210028
 Affects: Said Plat and other property

3. Restriction contained in instrument recorded December 14, 1912 under Recording No. 94380, as follows:
 That no saloon shall ever be located or established upon the lands herein described.
 Affects: Said Plat and other property

4. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 27, 1960
 Recording No.: 599210, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Said Plat and other property

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 23, 1980
 Recording No.: 8009230001, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A portion of Lot 7, not specifically located on record

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: June 8, 1988
 Recording No.: 8806080008, records of Skagit County, Washington
 For: Construct, maintain and operation of drainage facilities
 Affects: Said Plat and other property

EXHIBIT "A"Exceptions
(continued)

7. Developer Extension Agreement, including the terms and conditions thereof; entered into;
 By: M.V.A, Inc., a corporation
 And Between: The City of Mt. Vernon
 Recorded: August 22, 2001
 Recording No.: 200108220046, records of Skagit County, Washington
 Affects: Said plat and other property
- AMENDED by instrument(s):
 Recorded: July 1, 2005
 Recording No.: 200507010181, records of Skagit County, Washington
8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;
 entered into;
 By: Georgia Schopf, as her separate estate
 And Between: MVA, Inc., a Washington corporation
 Recorded: July 27, 2001
 Recording No.: 200107270065, records of Skagit County, Washington
 Affects: Said plat and other property
9. Mitigation Agreement, including the terms and conditions thereof; entered into;
 By: Sedro-Woolley School District No. 101
 And Between: MVA, Inc.
 Recorded: July 27, 2001
 Recording No.: 200107270077, records of Skagit County, Washington
 Affects: Said plat and other property
10. Development Agreement, including the terms and conditions thereof; entered into;
 By: The City of Mt. Vernon
 And Between: MVA, Inc., a Washington corporation
 Recorded: June 21, 2001
 Recording No.: 200106210002, records of Skagit County, Washington
 Providing: Said plat and other property
11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions
 thereof, as recorded May 23, 2002 under Recording No. 200205230079.
 Affects: Said plat and other property
- AMENDED by instrument(s):
 Recorded: June 3, 2002
 Recording No.: 200206030153, records of Skagit County, Washington
12. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 1, 2005
 Recording No.: 200503010068, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 For: Electric transmission and/or distribution line, together with necessary

EXHIBIT "A"Exceptions
(continued)

appurtenances

Affects: Said plat and other property

13. Matters disclosed by Record of Survey;
Filed: June 8, 2005
Recording No.: 200506080122, records of Skagit County, Washington
 14. 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
 15. 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 successor or assigns
Recorded: October 7, 2005
Recording No.: 200510070093, records of Skagit County, Washington
Providing: Water Service Contract
 16. 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
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

Recording Date: August 17, 2005

Recording No.: 200508170114

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 2, 2005

Recording No.: 200511020084

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: April 6, 2006
Recording No.: 200604060049

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2006
Recording No.: 200605250083

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 26, 2006
Recording No.: 200605260150

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 25, 2006
Recording No.: 200608250117

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 21, 2006
Recording No.: 200612210068

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 4, 2008
Recording No.: 200806040066

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 2008
Recording No.: 200810160044

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 5, 2009
Recording No.: 200902050087

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015
Recording No.: 201510210021

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"

Exceptions
(continued)

Recording Date: October 21, 2015
Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015
Recording No.: 201510260101

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015
Recording No.: 201510260102

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015
Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017
Recording No.: 201708100003

18. 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

19. 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,

EXHIBIT "A"

Exceptions
(continued)

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."

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

An agreement recorded April 30, 2021 at Recording No.: 202104300013 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: January 22, 2021
Recording No.: 202101220037