202506130035
06/13/2025 11:31 AM Pages: 1 of 13 Fees: $315.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251838
Jun 13 2025
Amount Paid $33515.88
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Christopher Thomas and Jessica Thomas
4101 47th St SE
Auburn, WA 98092

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
Builder Services 500159531

Escrow No.: 500159531

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lake 16 LLC, A Washington Limited Liability Company and Plats Plus, Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys and warrants to Christopher Thomas and Jessica Thomas, a married couple

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.)

LT 28, PLAT OF CASCADE HIGHLANDS - PHASE 1 & 3 - PL96-0058, REC NO. 201904190032

Tax Parcel Number(s): P134713/6063-000-028-0000

Subject to:

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

UNOFFICIAL DOCUMENT

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STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2025

Lake 16 LLC, A Washington Limited Liability Company

BY: _____
Lisa Hallmon
Secretary

Plats Plus, Inc., a Washington corporation

BY: _____
Lisa Hallmon
Vice President

State of WA
County of King

This record was acknowledged before me on 6/5/25 by Lisa Hallmon

as Secretary of Lake 16 LLC

_____
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 1/23/27

BAYLEE TOMAK Commission Expires 01-23-2027 NOTARY PUBLIC License Number 176612 STATE OF WASHINGTON

State of WA
County of King

This record was acknowledged before me on 6/5/25 by Lisa Hallmon

as Vice President of Plats Plus Inc

_____
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 1/23/27

BAYLEE TOMAK Commission Expires 01-23-2027 NOTARY PUBLIC License Number 176612 STATE OF WASHINGTON

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134713/6063-000-028-0000

LOT 28, PLAT OF CASCADE HIGHLANDS - PHASE 1 AND 3 - PL96-0058, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2019 UNDER RECORDING NO. 201904190032, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recording No.: 99302, records of Skagit County, Washington

2. 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.: 103819, records of Skagit County, Washington

3. 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.: 678629, records of Skagit County, Washington

   Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

4. Exceptions and reservations as contained in instrument;

   Recorded: April 27, 1917
   Recorded No.: 118761, records of Skagit County, Washington
   Executed By: George A. Morse

5. Exceptions and reservations as contained in instrument;

   Recorded: January 15, 1920
   Recording No.: 138448, records of Skagit County, Washington

   Recorded: December 2, 1939
   Recording No.: 319598, records of Skagit County, Washington
   Executed By: English Lumber Company

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EXHIBIT "B"

Exceptions
(continued)

6. Easement, including the terms and conditions thereof, disclosed by instrument;

Recorded:	October 4, 1960
Recording No.:	599460, records of Skagit County, Washington
In favor of:	Mount Vernon Young Men's Christian Association, a corporation
Affects:	A strip of land 16 feet in width

Note: Exact location and extent of easement is undisclosed of record.

7. Assignment of Water Permit and Pipeline Agreement and Easement, including the terms and conditions thereof, granted by instrument;

Dated:	November 30, 1962
Recorded:	December 3, 1962
Recording No.:	629240, records of Skagit County, Washington
In favor of:	Axel P. Christenson, et ux, et al

8. Easement, including the terms and conditions thereof, granted by instrument;

Recorded:	October 28, 1966
Recording No.:	690228, records of Skagit County, Washington
In favor of:	Public Utility District No. 1 of Skagit County
Affects:	A strip of land 30.0 feet in width

9. 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: 794918, records of Skagit County, Washington

10. 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: 8003110134

11. Skagit County Hearing Examiner State of Washington Findings of Fact Entry of Order No. V88-007.ORD including the terms, covenants and provisions thereof

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EXHIBIT "B"

Exceptions
(continued)

Recording Date: May 2, 1988
Recording No.: 8805020022

12. Terms and Conditions of that Variance No. V88-018

Recorded: June 17, 1988
Recording No.: 8806170031

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 Skagit County Short Plat No. 30-88, recorded in Book 8 of Short Plats, Pages 68 and 69:

Recording No: 8809210018

14. 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 Skagit County Short Plat No. 54-88, recorded in Book 8 of Short Plats, Page 92:

Recording No: 8812020005

15. 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 Skagit County Short Plat No. 13-89, recorded in Book 8 of Short Plats, Pages 144 and 145:

Recording No: 8907180001

16. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 15, 1989
Recorded No.: 8902150016
In favor of: Dick South
For: Ingress egress and utilities

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EXHIBIT "B"

Exceptions
(continued)

Note: Exact location and extent of easement is undisclosed of record.

17. Easement, including the terms and conditions thereof, granted by instrument;

Recorded:	April 12, 1994
Recording No.:	9404120089
In favor of:	Owners of lots 1 and 2 in Skagit County Short Plat No. 13-89
Affects:	A 30 foot wide access

Note: Exact location and extent of easement is undisclosed of record.

18. Easement, including the terms and conditions thereof, granted by instrument;

Recorded:	July 18, 1996
Recording No.:	9607180042
In favor of:	Future owners of future proposed subdivision
For:	Ingress egress and utilities

Note: Exact location and extent of easement is undisclosed of record.

19. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date:	July 3, 2006
Recording No.:	200607030184

20. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date:	July 3, 2006
Recording No.:	200607030185

21. Restrictive Covenant including the terms, covenants and provisions thereof

Recording Date:	July 29, 2009
Recording No.:	200907290088

22. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date:	May 19, 2011
Recording No.:	201105190048

23. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document;

Reserved by:	Windward Real Estate Services, Inc.
Purpose:	Ingress, egress, roadway and utilities

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EXHIBIT "B"

Exceptions
(continued)

Recording Date: May 19, 2011
Recording No.: 201105190048

24. Agreement Re: Easements including the terms, covenants and provisions thereof

Recording Date: December 31, 2013
Recording No.: 201312310098

25. Waiver of 200 Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: March 1, 2013
Recording No.: 201303010105

26. Site Agreement including the terms, covenants and provisions thereof

Recording Date: October 8, 1993
Recording No.: 9310080078

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

Granted to: David A. Welts
Purpose: Ingress, egress, utilities and cul-de-sac
Recording Date: December 20, 1993
Recording No.: 9312200182

28. Findings of Fact Entry of Order No. VAR 94 013 including the terms, covenants and provisions thereof

Recording Date: October 24, 1994
Recording No.: 9410240042

29. 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 Skagit County Short Plat No. 93-057:

Recording No: 9603290057

30. 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,

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EXHIBIT "B"

Exceptions
(continued)

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 Skagit County Short Plat No. 94-008:

Recording No: 9603290058

31. 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

Recorded: April 1, 1996
Recording No.: 9604010105

32. 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: April 1, 1996
Recording No.: 9604010106

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

Granted to: Estate of Frederick D. Schmidt
Purpose: Ingress, egress and utilities
Recording Date: July 18, 1996
Recording No.: 9607180043

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water, sewer, electrical and communication lines and/or other similar public service related facilities
Recording Date: September 25, 2013
Recording No.: 201309250037

35. 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,

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EXHIBIT "B"

Exceptions
(continued)

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 Skagit County Plat Revision Survey of SP93-057 and SP94-008:

Recording No: 201312310100

36. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: December 31, 2013
Recording No.: 201312310101

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

Granted to: Public Utility District No. Skagit County, Washington
Purpose: Pipe or pipes or related facilities, along with necessary appurtenances for the transportation and control of water
Recording Date: March 24, 2017
Recording No.: 201703240103
Affects: Portion of said premises

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

In favor of: Puget Sound Energy, Inc.
Purpose: Utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: February 5, 2018
Recording No.: 201802050159

39. Boundary Line Adjustment Statutory Warranty Deed including the terms, covenants and provisions thereof

Recording Date: July 18, 2018
Recording No.: 201807180016

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

In favor of: Skagit County
Purpose: Existing and future utilities, including extensions and improvements thereto
Recording Date: December 24, 2018
Recording No.: 201812240001
Affects: Vacated Hermway Heights Road

41. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

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EXHIBIT "B"

Exceptions
(continued)

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 Plat of Cascade Highlands - Phase 1 and 3 - PL96-0058:

Recording No: 201904190032

42. Covenants, conditions, restrictions, assessments 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 2, 2019
Recording No.: 201908020044

Said Amended and Restated Declaration of Covenants superseded and Replaced prior Declaration recorded in Recording No. 201904190033.

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 21, 2022
Recording No.: 202201210110

43. 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: Cascade Highlands at Lake 16 HOA
Recording Date: August 2, 2019
Recording No.: 201908020044

44. Plat lot of record certification, and the terms and conditions thereof:

Recording Date: April 19, 2019
Recording No.: 201904190034

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

In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Protected critical area easement
Recording Date: April 19, 2019
Recording No.: 201904190035

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EXHIBIT "B"

Exceptions
(continued)

46. Bonding agreement, and the terms and conditions thereof:

Recording Date: April 19, 2019
Recording No.: 201904190036

47. Order on Shorelines Substantial Development Permit, PL19-0017, and the terms and conditions thereof:

Recording Date: September 13, 2019
Recording No.: 201909130008

48. Notice of Operation-Maintenance and Monitoring Requirements for On-Site Sewage System and the terms and conditions thereof:

Recording Date: June 30, 2022
Recording No.: 202206300061

49. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

50. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account No.:	P134713/6063-000-028-0000
Levy Code:	2655
Assessed Value-Land:	$222,500.00
Assessed Value-Improvements:	$0.00

General and Special Taxes:

Billed:	$1,732.73
Paid:	$866.38
Unpaid:	$866.35

51. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.

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

UNOFFICIAL DOCUMENT

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated **5/10/2025**

between **Christopher M. Thomas & Jessica M. Thomas** ("Buyer")
Buyer Buyer

and **Lake 16, LLC.** ("Seller")
Seller Seller

concerning **20805 Sinnes Road** **Mount Vernon** **WA 98274** (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
05/10/25
Buyer Date

Authentisign
Mark Blanchett 05/10/25
Seller Date

Authentisign
Jessica M. Thomas 05/10/25
Buyer Date

Seller Date