

When recorded return to:
Kelsey M. Sutherland
629 Ruby Peak Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262213
Jul 15 2026
Amount Paid \$7765.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620062519

Escrow No.: 620062519

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keenan N. Smith and Monica L. Smith, 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 Kelsey M. Sutherland, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 19, "PLAT OF SKAGIT HIGHLANDS DIVISION 3, " AS PER PLAT RECORDED UNDER
AUDITOR'S FILE NO. 200605150163, 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): P124552/4892-000-019-0000

Subject to:

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

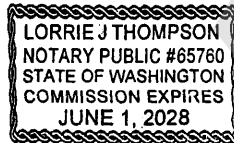
STATUTORY WARRANTY DEED
(continued)Dated: 7/13/26Keenan N. Smith
Keenan N. SmithMonica L. Smith
Monica L. SmithState of Washington
County of SnohomishThis record was acknowledged before me on 7-13-2026 by
Keenan N. Smith AND Monica L. SmithLorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"

Exceptions

1. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.
Affects: Lots 2, 3, 4, Portion Lots 5 and 6 through 8, portion Lots 9 and 10
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded March 27, 1993, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
Affects: Lots 1 through 10
3. Pre-Annexation Agreement and the terms and conditions thereof;
Between: City of Mount Vernon
And: Mount Vernon Association, Inc.
Recorded: March 27, 1992
Auditor's File No.: 9203270093, records of Skagit County, Washington
Affects: Lots 1 through 10
4. Development Agreement and the terms and conditions thereof;
Between: The City of Mount Vernon
And: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Auditor's File No.: 200106210002, records of Skagit County, Washington
Affects: Lots 1 through 10

Modified by instrument;
Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
5. Storm Drainage Release Easement Agreement and the terms and conditions thereof;
Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recorded: July 27, 2001
Auditor's No. 200107270065, records of Skagit County, Washington
Affects: Lots 1 through 10
6. Mitigation Agreement and the terms and conditions thereof;
Between: City of Sedro Woolley School District No. 101
And: MVA Inc., a Washington corporation
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's File No.: 200107270077, records of Skagit County, Washington
Affects: Lots 1 through 10

EXHIBIT "A"Exceptions
(continued)

7. Developer Extension Agreement and the terms and conditions thereof;
 Between: M.C.A. Inc., a corporation
 And: the City of Mount Vernon
 Dated: July 27, 2001
 Recorded: August 22, 2001
 Auditor's File No.: 200108220046, records of Skagit County, Washington
 Affects: Lots 1 through 10

 Amended by instrument;
 Recorded: July 1, 2005
 Auditor's File No.: 200507010181, records of Skagit County, Washington
8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit County, Washington.
 Affects: Lots 1 through 10

 Amended by instrument;
 Recorded: June 3, 2002
 Auditor's File No.: 200206030153, records of Skagit County, Washington
9. Matters disclosed by Record of Survey;
 Filed: June 8, 2005
 Auditor's File No.: 200506080122, records of Skagit County, Washington
10. Early Entry Agreement and the terms and conditions thereof;
 Between: The Skagit Highlands, LLC
 And: The Quadrant Corporation
 Dated: October 21, 2004
 Recorded: November 1, 2004
 Auditor's File No.: 200411010178, records of Skagit County, Washington
 Regarding: See instrument for full particulars
 Affects: Lots 1, 2 and 4
11. Memorandum of Agreement and the terms and conditions thereof;
 Between: The Skagit Highlands, LLC
 And: The Quadrant Corporation
 Dated: Not disclosed
 Recorded: November 1, 2004
 Auditor's File No.: 200411010179, records of Skagit County, Washington
 Regarding: See instrument for full particulars
 Affects: Lots 1, 2 and 4
12. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 1, 2005
 Auditor's No(s): 200503010068, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company

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

- For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Lots 1 to 4 and 10
13. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;
Recorded: August 17, 2005
Auditor's File 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
Auditor's Nos. 200607250099, records of Skagit County, Washington
14. Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, as hereto attached;
Recorded: August 17, 2005
Auditor's File No.: 200508170114, records of Skagit County, Washington
- Partial Assignment of Declarant's Rights;
Recorded: May 26, 2006
Auditor's File No.: 200605260149, records of Skagit County, Washington
- AMENDED by instrument(s):
Recorded: May 26, 2006, April 6, 2006, May 23, 2006, May 26, 2006, August 25, 2006, December 21, 2006, June 4, 2008, February 5, 2009, October 26, 2015
December 16, 2015 and August 10, 2017
Auditor's No(s): 200604060049, 200605230088, 200605260150, 200608250117, 200612210068, 200806040066, 200902050087, 201510210021, 201510210022, 201510260102, 201510260101, 201512160015 and 201708100003 records of Skagit County, Washington
15. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
Recorded: August 17, 2005
Auditor's File No.: 200508170115, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company
16. Terms and conditions of the Master Plan Agreement;
Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
Affects: Lots 1 through 10
17. Water Service Contract Agreement and the terms and conditions thereof;
Between: Public Utility District No. 1 of Skagit County
And: Skagit Highlands, LLC or its successors or assigns
Recorded: October 7, 2005

EXHIBIT "A"Exceptions
(continued)

Auditor's File No.: 200510070093, records of Skagit County, Washington
Regarding: Water service contract

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 HIGHLANDS DIVISION NO. 3:
Recording No: 200605150163
19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
20. City, county or local improvement district assessments, if any.
21. Assessments, if any, levied by City of Mount Vernon.
22. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure recorded under recording no. 201806140057, 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."

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

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 06/18/26
between Kelsey M Sutherland ("Buyer")
and Keenan Smith ("Seller")
concerning 629 Ruby Peak Ave Mount Vernon WA 98273 (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.

Authentication
Kelsey M Sutherland 06/18/26
Buyer Date

Authentication
Keenan N Smith 06/10/2026
Seller Date

Authentication
Monica L Smith 06/10/2026
Seller Date