202607300036
07/30/2026 12:50 PM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Akira Reppert and Aleena Reppert
691 Peterson Rd Apt 201
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262425
Jul 30 2026
Amount Paid $8005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

Chicago Title
620062680

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620062680

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron Bone and MacKenzie Bone, 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 Akira Reppert and Aleena Reppert, a married couple

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

LOT 63, "PLAT OF SKAGIT HIGHLANDS DIVISION IV, " A PLANNED UNIT DEVELOPMENT, AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200608230062, 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): P124975 / 4902-000-063-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: 7/22/2026

Aaron Bone

MacKenzie Bone

State of Rhode Island

County of Kent

This record was acknowledged before me on 22 July 2026 by Aaron Bone and MacKenzie Bone.

(Signature of notary public)
Notary Public in and for the State of Rhode Island
My appointment expires: 09/20/2027

Christopher John
Notary Public, State of Rhode Island
My Commission Expires 09/20/2027

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EXHIBIT "A"
Exceptions

1. City of Mount Vernon Ordinance No. 2483, 2483, 2532, 2546 and 2550 including the terms, covenants and provisions thereof :

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

2. 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

3. Storm Drainage Release 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

4. 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

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

   Recording No.: 200205230079
   Recording No.: 200206030153

6. 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
   For: Electric transmission and/or distribution line, together with necessary appurtenances

7. 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 successors and assigns
   Recorded: October 7, 2005
   Recording No.: 200510070093, records of Skagit County, Washington
   Providing: Water service contract

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EXHIBIT "A"

Exceptions
(continued)

8. 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
   Affects: Said plat and other property

   MODIFIED by instrument(s):
   Recorded: July 1, 2005
   Recording No.: 200507010182, records of Skagit County, Washington

9. 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):

   Recording No.: 200604060049
   Recording No.: 200605250083
   Recording No.: 200605260150
   Recording No.: 200607250099
   Recording No.: 200806040066
   Recording No.: 200810160044

10. 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

    Recorded: August 17, 2005
    Recording No.: 200508170114, records of Skagit County, Washington
    Executed By: Skagit Highlands, LLC, a Washington limited liability company

    Partial Assignment of Declarant's Rights:

    Recording No.: 200511020084
    Recording No.: 200605230087
    Recording No.: 200605260149
    Recording No.: 200608070191
    Recording No.: 200608100126
    Recording No.: 200604060049
    Recording No.: 200605250083
    Recording No.: 200605260150

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EXHIBIT "A"

Exceptions
(continued)

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

11. 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 Homeowner's Association
Recording Date:	August 17, 2005
Recording No.:	200508170114

12. Supplemental Declaration of 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;

Recorded:	August 17, 2005
Recording No.:	200508170115, records of Skagit County, Washington
Executed By:	Skagit Highlands, LLC, a Washington limited liability company

13. Agreement, including the terms and conditions thereof; entered into;

By:	MVA, Inc., a corporation
And Between:	The City of Mt. Vernon
Recorded:	August 22, 2001
Recording No.:	200108220046, records of Skagit County, Washington

Amended by instrument(s):

Recorded:	July 1, 2005
Recording No.:	200507010181, records of Skagit County, Washington

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 the Plat of Skagit Highlands Division IV:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 200608230062

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

16. 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."

17. Assessments, if any, levied by Skagit Highlands Homeowners Association.

18. Assessments, if any, levied by Mount Vernon.

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

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