

When recorded return to:
Grace Canovas and Juan Canovas
719 Pyramid Peak Pl
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20262753
Aug 27 2026
Amount Paid \$10630.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620063211

Escrow No.: 620063211

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew M. Allen and Kyong-Hui Allen, 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 Grace Monte-Alegre Canovas and Juan Arce Canovas, a married couple and Naomi Rose Canovas Auttapibarn, a married woman as her separate estate and John Mikel M. Canovas, an unmarried man.

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

LOT 44, SKAGIT HIGHLANDS DIVISION 1, A PLANNED UNIT DEVELOPMENT, RECORDED ON AUGUST 16, 2005 UNDER AUDITOR'S FILE NO. 200508160182, 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): P123184 / 4867-000-044-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 8/26/2026
Andrew M. Allen
Kyong-Hui AllenState of WashingtonCounty of SkagitThis record was acknowledged before me on 8/26/2024 by Andrew M. Allen and
Kyong-Hui Allen.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: March 30, 1903
Recording No.: Volume 49, Page 532

The Company makes no representations about the present ownership of these reserved and excepted interests.
2. City of Mt. Vernon Ordinance No. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:

Recording Date: March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993
Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028
3. Storm Drainage Release Easement Agreement and the terms and conditions thereof:

Executed by: Georgia Schopf and MVA, Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270065
4. Master Plan and the terms and conditions thereof:

Recording Date: July 1, 2005
Recording No.: 200507010182
5. Mitigation Agreement and the terms and conditions thereof:

Executed by: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077
Providing: Mitigation
6. Order on Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

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

Amended by the document recorded under Recording No. 200206030153.

EXHIBIT "A"Exceptions
(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: March 1, 2005
 Recording No.: 200503010068
 Affects: Entire plat
8. 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 1:
- Recording No: 200508160182
9. Declaration of Easements and Covenant to Share Costs for Skagit Highlands and the terms and conditions thereof:
- Recording Date: August 17, 2005
 Recording No.: 200508170113
- The above mentioned Declaration of Easements is amended under
- Recording Date: July 25, 2006
 Recording No.: 200607250099
- Recording Date: June 4, 2008
 Recording No.: 200806040066
- Recording Date: October 16, 2008
 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
- Recording Date: August 17, 2005
 Recording No.: 200508170114

EXHIBIT "A"Exceptions
(continued)

Partial Assignment of Declarant's Rights and the terms and conditions thereof:

Recording Date: November 2, 2005
Recording No.: 200511020084

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2006
Recording No.: 200604060049Recording Date: May 25, 2006
Recording No.: 200605250083Recording Date: May 26, 2006
Recording No.: 200605260150Recording Date: August 25, 2006
Recording No.: 200608250117Recording Date: December 21, 2006
Recording No.: 200612210068Recording Date: June 4, 2008
Recording No.: 200806040066Recording Date: October 16, 2008
Recording No.: 200810160044Recording Date: February 5, 2009
Recording No.: 200902050087Recording Date: October 21, 2015
Recording No.: 201510210021Recording Date: October 21, 2015
Recording No.: 201510210022Recording Date: October 26, 2015
Recording No.: 201510260101Recording Date: October 26, 2015
Recording No.: 201510260102Recording Date: December 16, 2015
Recording No.: 201512160015

EXHIBIT "A"Exceptions
(continued)

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

Assignment of Declarant's Rights and the terms and conditions thereof:

Recording Date: July 25, 2006
Recording No.: 200607250100

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 Homeowners Association, a Washington nonprofit corporation, its
Recording Date: May 17, 2005
Recording No.: 200508170114

12. 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.: 200508170115

13. Water Service Contract and the terms and conditions thereof:

Recording Date: October 7, 2005
Recording No.: 200510070093

14. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: December 30, 2015
Recording No.: 201512300107

15. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: July 13, 2018
Recording No.: 201807130118

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

EXHIBIT "A"Exceptions
(continued)

17. 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."
18. Assessments, if any, levied by Skagit Highlands Homeowners Association.
19. Assessments, if any, levied by the City of Mt Vernon.
20. City, county or local improvement district assessments, if any.
21. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.