

**When recorded return to:**

Cody B Hopkins and Briana M Hopkins  
5341 Razor Peak Drive  
Mount Vernon, WA 98273



Skagit County Auditor  
4/2/2018 Page

1 of

7

\$80.00  
3:45PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500067996

CHICAGO TITLE  
500067996

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kevin O'Neil and Cassandra O'Neil, 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 Cody B Hopkins and Briana M Hopkins, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 286, 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.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125498 / 4915-000-286-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181303  
APR 02 2018

Amount Paid \$5985.<sup>80</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: March 21, 2018

Kevin O'Neil  
Kevin O'Neil

Cassandra O'Neil  
Cassandra O'Neil

State of Washington  
County of Island

I certify that I know or have satisfactory evidence that Kevin O'Neil and Cassandra O'Neil 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: March 28, 2018

Jennie L. Andrews  
Name: Jennie L. Andrews  
Notary Public in and for the State of Washington  
Residing at: Island County  
My appointment expires: 03/08/2020



**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 Volume 49 Deeds, 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 Auditor's File No. 9203270092, 9303110069, 9308060022 and 9309210028.**  
Affects: Said Plat and other property
  
3. **Restriction contained in instrument recorded December 14, 1912 under Auditor's File 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  
Auditor's No(s).: 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  
Auditor's No(s).: 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  
Auditor's No(s).: 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  
Auditor's No. 200108220046, records of Skagit County, Washington  
Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: July 1, 2005  
Auditor's No(s): 200507010181, records of Skagit County, Washington

8. **Storm Drainage Release Easement Agreement, including the terms and conditions thereof; entered into;**  
By: Georgia Schoof, as her separate estate  
And Between: MVA, Inc., a Washington corporation  
Recorded: July 27, 2001  
Auditor's 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  
Auditor's 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  
Auditor's 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 Auditor's File No. 200205230079**  
Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: June 3, 2002  
Auditor's No(s): 200206030153, records of Skagit County, Washington

## EXHIBIT "A"

### Exceptions (continued)

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, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said plat and other property
13. Matters disclosed by Record of Survey;  
Filed: June 8, 2005  
Auditor's File No.: 200506080122, records of Skagit County, Washington
14. Terms and conditions of the Master Plan;  
Recorded: July 1, 2005  
Auditor's File 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  
Auditor's 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  
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; June 4, 2008; October 16, 2008  
Auditor's No(s): 200607250099; 200806040066; 200810160044, records of Skagit County, Washington
17. 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  
Auditor's No(s): 200508170114, records of Skagit County, Washington

**EXHIBIT "A"**

**Exceptions  
(continued)**

**Executed By:** Skagit Highlands, LLC, a Washington limited liability company

**AMENDED by instrument(s):**

**Recorded:** November 2, 2005; April 6, 2006, May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009

**Auditor's No(s):** 200511020084; 200604060049, 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 and 201708100003, records of Skagit County, Washington

18. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;  
**Recorded:** August 17, 2005  
**Auditor's File No.:** 200508170115, records of Skagit County, Washington  
**Executed by:** Skagit Highlands, LLC, a Washington limited liability company
19. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
**Recorded:** September 20, 2006  
**Auditor's No(s):** 200609200081, records of Skagit County, Washington  
**For:** Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities  
**Affects:** A strip across said premises
20. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT HIGHLANDS DIVISION V (PHASE 1):  
  
**Recording No:** 200612210067
21. Easement, including the terms and conditions thereof, granted by instrument(s);  
**Recorded:** March 19, 2007  
**Auditor's No(s):** 200703190207, records of Skagit County, Washington  
**In favor of:** Puget Sound Power & Light Company  
**For:** Electric transmission and/or distribution line, together with necessary appurtenances  
**Affects:** A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee

**EXHIBIT "A"**

Exceptions  
(continued)

22. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: March 29, 2007  
Auditor's No(s): 200703290063, records of Skagit County, Washington  
For: Waterline  
Affects: Tract AU1