

When recorded return to:
Aaron Kahabka and Samantha Kahabka
543 Granite Street
Mount Vernon, WA 98273



201806150027

06/15/2018 10:02 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034584

CHICAGO TITLE
620034584

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew P. Dawson and Michele A. Young, 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 Aaron Kahabka and Samantha Kahabka, a married
couple

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

Lot 50, PLAT OF SKAGIT HIGHLANDS DIVISION 3, according to the Plat thereof recorded under
Auditor's File No. 200605150163, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124583 / 4892-000-050-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182587

JUN 15 2018

Amount Paid \$ **5736.60**
Skagit Co. Treasurer

By **BJ** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 8, 2018

Matthew P. Dawson
Matthew P. Dawson

Michele A. Young
Michele A. Young

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Matthew P. Dawson and Michele A. Young are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 8, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

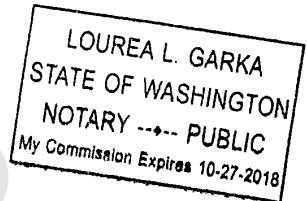


EXHIBIT "A"
Exceptions

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

EXHIBIT "A"

Exceptions
(continued)

- In favor of: Puget Sound Power & Light Company
 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. 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: 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 21, 2015 and October 26, 2015
 Auditor's No(s).: 200604060049, 200605230088, 200605260150, 200608250117, 200612210068, 200806040066, 200902050087, 201510210021, 201510210022, 201510260101, 201510260102 and 201512160015 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

EXHIBIT "A"

Exceptions
(continued)

- 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
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. 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."
20. City, county or local improvement district assessments, if any.
21. Liability to future assessments, if any, levied by the City of Mount Vernon.

EXHIBIT "A"

Exceptions
(continued)

22. Dues, charges and assessments, if any, levied by Skagit Highlands Homeowners Association.