

When recorded return to:
Yaneth Banuelos, an unmarried person
4659 Nooksack Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4180
Sep 26 2019
Amount Paid \$6519.80
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038616

CHICAGO TITLE
620038616

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan Loomis and Angela Loomis, 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 Yaneth Banuelos, an unmarried person

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

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

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

Lot(s): 30 SKAGIT HIGHLANDS DIV IV PUD

Tax Parcel Number(s): P124942 / 4902-000-030-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 18, 2019

Ry Loomis
Ryan Loomis
Angela Loomis
Angela Loomis

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that
Ryan Loomis and Angela Loomis
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: 9-26-19

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124942 / 4902-000-030-0000

LOT 30, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," A PLANNED UNIT DEVELOPMENT, APPROVED AUGUST 21, 2006 AND RECORDED ON AUGUST 23, 2006, UNDER AUDITOR'S FILE NO. 200608230062, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483, 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
2. 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
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
Auditor's 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
Auditor's No. 200107270077, records of Skagit County, Washington
5. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.
6. 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
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Lots 1 through 4 and 10
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
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water service contract
8. Agreement, including the terms and conditions thereof; entered into;
By: The City of Mt. Vernon

EXHIBIT "B"
Exceptions
(continued)

And Between: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Auditor's No.: 200106210002, records of Skagit County, Washington
Affects: Said plat and other property

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

9. 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: April 6, 2006; May 25, 2006; May 26, 2006; July 25, 2006; June 4, 2008;
October 16, 2008
Auditor's No(s).: 200604060049; 20005250083; 200605260150; 200607250099;
200806040066; 200810160044, records of Skagit County, Washington

10. 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
Executed By: Skagit Highlands, LLC, a Washington limited liability company

Partial Assignments of Declarant's Rights;
Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006
Auditor's File No.: 200511020084; 200605230087; 200605260149; 200608070191;
200608100126, records of Skagit County, Washington

Amended by instrument(s):
Recorded: April 6, 2006, May 25, 2006; May 26, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015 ; August 10, 2017
Auditor's No(s).: 200604060049; 200605250083; 200605260150; 200608250117;
200612210068; 200806040066; 200810160044; 200902050087, 201510210021,
201510210022, 201510260101, 201510260102; 201512160015; 201708100003 records of Skagit County, Washington

11. Supplemental Declaration of Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race,

EXHIBIT "B"

Exceptions
(continued)

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): 200508170115, records of Skagit County, Washington

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

12. 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

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

13. 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 PLAT OF SKAGIT HIGHLANDS DIVISION IV:
Recording No: 200608230062

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

15. Assessments, if any, levied by Skagit Highlands Homeowner's Association.

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

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

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