

202002130085

02/13/2020 02:24 PM Pages: 1 of 7 Fees: \$109.50  
Skagit County Auditor, WA

When recorded return to:  
Anh Khoa Nguyen Lam  
542 Ruby Peak Avenue  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041123

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-640-545

Feb 13 2020

Amount Paid \$5317.00

Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**620041123**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Christopher B Sturgill and Laura Lambert, 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 Anh Khoa Nguyen Lam, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 58, PLAT OF SKAGIT HIGHLANDS DIVISION 3, according to the plat thereof, recorded under  
Auditor's File No. 200605150163, 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): P124591/ 4892-000-058-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: February 4, 2020

[Signature] 10 FEB 2020  
Christopher B Sturgill

[Signature]  
Laura Lambert

State of Oklahoma  
of \_\_\_\_\_

I certify that I know or have satisfactory evidence that  
Christopher B. Sturgill and Laura Lambert  
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: 10 February 2020

[Signature]  
Name: Sarah L. Crowder  
Notary Public in and for the State of Federal  
Residing at: 247 Brown Key Way AFB 73765  
My appointment expires: N/A



**EXHIBIT "A"**  
Exceptions

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys,  
and roads and where water might take a natural course
2. 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.  
  
No determination has been made as to the current ownership or other matters affecting said  
reservations.
3. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 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.
4. 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
5. 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  
  
Modified by Instrument;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington
6. 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 File No. 200107270065, records of Skagit County, Washington
7. 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

**EXHIBIT "A"**

Exceptions  
(continued)

- Recorded: July 27, 2001  
Auditor's File No.: 200107270077, records of Skagit County, Washington
8. 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
- Amended by instrument;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010181, records of Skagit County, Washington
9. 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.
- Amended by instrument;  
Recorded: June 3, 2002  
Auditor's File No.: 200206030153, records of Skagit County, Washington
10. Matters disclosed by Record of Survey;  
Filed: June 8, 2005  
Auditor's File No.: 200506080122, records of Skagit County, Washington
11. 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
12. 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
13. 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

**EXHIBIT "A"**  
Exceptions  
(continued)

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

14. 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: April 6, 2006 and July 25, 2006  
Auditor's File Nos. 200604060049 and 200607250099, records of Skagit County, Washington
15. Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, as hereto attached;  
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 and February 5, 2009  
Auditor's No(s): 200605260150, 200902050087, 201512160015 and 201708100003, records of Skagit County, Washington
16. 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
17. Terms and conditions of the Master Plan Agreement;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington
18. 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

**EXHIBIT "A"**  
Exceptions  
(continued)

19. 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 Skagit Highlands Division 3:

Recording No: 200605150163

20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. Dues, charges and assessments, if any, levied by Skagit Highlands Homeowners Association.
22. Liability to future assessments, if any, levied by the City of Mount Vernon.
23. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 12, 2020

between Anh Khoa Nguyen Lam ("Buyer")  
Buyer Buyer  
and Christopher Sturgill ("Seller")  
Seller Seller  
concerning 542 Ruby Peak Avenue Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authorized Anh Khoa Nguyen Lam 01/13/2020  
Buyer Buyer Date  
Escrowed 2:45:12 PM PST  
[Signature] 10 FEB 2020  
Buyer Date

Authorized [Signature] 01/14/2020  
Seller Seller Date  
Escrowed 3:48:37 PM PST  
[Signature] 20 FEB 2020  
Seller Date