

POOR ORIGINAL

When recorded return to:
Alexander Buthusiem
571 Ruby Peak Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1396
Apr 21 2020

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Amount Paid \$6565.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620041422

Escrow No.: 620041422

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven J. Slater, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Alexander Buthusiem, an unmarried person and Sondra Snyder, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 25, "PLAT OF SKAGIT HIGHLANDS DIVISION 3," AS PER PLAT RECORDED UNDER
AUDITORS 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): P124558 / 4892-000-025-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 6, 2020

Steven Slater
Steven J. Slater

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Steven J. Slater
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: April 07, 2020

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Kirkland
My appointment expires: 06/29/2023

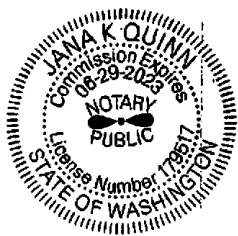


EXHIBIT "A"
Exceptions

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. 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.

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. PL01-0580 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. Liability to future assessments, if any, levied by the City of Mount Vernon.
22. City, county or local improvement district assessments, if any.
23. Assessments, if any, levied by SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION.