

When recorded return to:
Wipawadee Santhaweesook
4760 Mount Baker Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2362
Jun 29 2020
Amount Paid \$6805.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042739

CHICAGO TITLE
620042739

STATUTORY WARRANTY DEED

THE GRANTOR(S) Faye E. Thune, who also appears of record as Faye Thune, a single person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Wipawadee Santhaweesook, a married woman as her sole and separate property

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 48 SKAGIT HIGHLANDS DIVISION II, AS PER PLAT RECORDED ON APRIL 4 2006
UNDER AUDITOR'S FILE NO. 200604040052, 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): P124268 / 4887-000-048-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2020

Faye E. Thune
Faye E. Thune

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Faye E. Thune is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires 03.01.2024

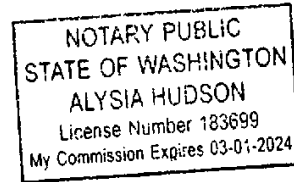


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossiils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Recorded: March 30, 1903 in Volume 49 of Deeds, page 532
 Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
 Affects: Said plat and other property

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 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. 838309, 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
 Affects: Said plat and other property

3. 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

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 No.: 200106210002
 Affects: Said plat and other property

 Modified by instrument recorded July 1, 2005, under Auditor's File No. 200507010182.

5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);
 Between: Georgia Schopf, as her separate estate
 And: MVA, Inc., a Washington corporation
 Recorded: July 27, 2001
 Auditor's No(s).: 200107270065, records of Skagit County, Washington
 Affects: Said plat and other property

6. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions

EXHIBIT "A"Exceptions
(continued)

thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit County, Washington and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.

Affects: Said plat and other property

7. 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
8. 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
- AMENDED by instrument(s):
 Recorded: November 2, 2005; April 6, 2006, May 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008, October 16, 2008 and February 5, 2009, October 21, 2015, October 26, 2015 and December 16, 2016
 Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150, 200607250100, 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 and 201708100003 records of Skagit County, Washington
9. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, 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
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: July 11, 2005
 Auditor's No(s): 200507110156, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: The right to construct, operate, maintain, repair, replace and enlarge an

EXHIBIT "A"Exceptions
(continued)

underground electric transmission and/or distribution system
 Affects: A strip of land 10 feet in width across all lots, tracts and open spaces
 located within the above described property being parallel to and coincident with the
 boundaries of all private/public street and road rights-of-way
 Affects: All lots in Division II

11. 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 or assigns
 Recorded: October 7, 2005
 Auditor's No. 200510070093, records of Skagit County, Washington
 Providing: Water Service Contract

12. 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 2:

 Recording No: 200604040052

13. 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 2A:

 Recording No: 201512160014

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

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

16. Liability to future assessments, if any, levied by City of Mount Vernon.

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