

When recorded return to:
Lucio Rodriguez Huerta
722 Pyramid Peak Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2841

Jul 29 2020

Amount Paid \$5965.00
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.: 620043159

CHICAGO TITLE

620043159

STATUTORY WARRANTY DEED

THE GRANTOR(S) Trevor Finley, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lucio Rodriguez Huerta, an unmarried person and Veronica Luz Rodriguez, an unmarried person

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

Lot 3, SKAGIT HIGHLANDS, DIVISION 1, A PLANNED UNIT DEVELOPMENT, recorded on August 16, 2005, under Auditor's File No. 200508160182, 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): P123143/ 4867-000-003-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2020

TREVOR FINLEY BY [Signature]

HIS ATTORNEY IN FACT

Trevor Finley by Jimmy Spangler,
his attorney in fact

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Jimmy Spangler

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Trevor Finley to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 28, 2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

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. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.

No determination has been made as to the current ownership or other matters affecting said reservations.
2. Terms and conditions contained in City of Mt. Vernon Ordinance(s):

Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028
3. Terms and conditions of the Master Plan:

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Entire plat
4. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Recording No. 200205230079, and amended on June 3, 2002 under Recording No. 200206030153 .
5. 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 DIV. 1:

Recording No: 200508160182
6. Agreement, including the terms and conditions thereof; entered into;

Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns
Recording Date: October 7, 2005
Recording No.: 200510070093
Regarding: Water Service Contract
7. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recording Date: August 17, 2005

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200508170113
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording No.: 200607250099
Recording No.: 200806040066
Recording No.: 200810160044

8. Covenants, conditions, restrictions and easements 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

Recording Date: August 17, 2005
Recording No.: 200508170114
Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording No.: 200511020084
Recording No.: 200604060049
Recording No.: 200605250083
Recording No.: 200605260150
Recording No.: 200607250100
Recording No.: 200608250117
Recording No.: 200612210068
Recording No.: 200806040066
Recording No.: 200810160044
Recording No.: 200902050087
Recording No.: 201510210021
Recording No.: 201510210022
Recording No.: 201510260101
Recording No.: 201510260102
Recording No.: 201512160015
Recording No.: 201808100003

9. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recording Date: August 17, 2005
Recording No.: 200508170115
Executed by: Skagit Highlands, LLC, a Washington limited liability company

10. Storm Drainage Release Agreement:

EXHIBIT "A"
Exceptions
(continued)

Recording Date: July 27, 2001
Recording No.: 200107270065
Affects: Entire plat

11. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Local Improvement assessments, if any, levied by City of Mt. Vernon.
16. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.
17. Assessments, if any, levied by Skagit Highlands West Neighborhood Association.