



202008250125

08/25/2020 02:59 PM Pages: 1 of 10 Fees: \$112.50
Skagit County Auditor

When recorded return to:

Branden Christopher Hoaglin
5217 Larrabee Way
Mount Vernon, WA 98273

Filed for Record at Request of
Northwest Escrow, LLC
Escrow Number: MV20-2038

Land Title and Escrow

01-179526-0

Statutory Warranty Deed

THE GRANTOR Brandon E White, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Branden Christopher Hoaglin and Ariana Gonzalez- Cruz, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 315, Skagit Highlands Div, Ph. 1

Tax Parcel Number(s): P125527 4915.000-315-0000

Lot 315, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO'S ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Dated 8/24/2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20203319
AUG 25 2020

Amount Paid \$ 6005.00
Skagit Co. Treasurer
By HTB Deputy

Brandon White
Brandon E White

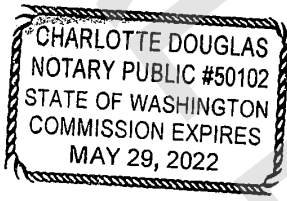
STATE OF Washington
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **Brandon E White**

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 8/24/2020 Charlotte Douglas

Notary Public in and for the State of Washington
Residing at 1500 N. 28th St. Everett, WA 98201
My appointment expires: 5-29-2022



Escrow No.: MV20-2038

Exhibit "A"

Subject to:

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 of Deeds, page 532.
(Affects Lots 4, ptn 5, 6 through 8, ptn 9 and 10)

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. 9203270092, 9303110069, 9308060022, and 9309210028, respectively.
(Affects said plat and other lands)

Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:

"...that no saloon shall ever be located or established upon the lands herein described..."
(Affects said plat and other lands)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: The right to construct, reconstruct, improve, repair, maintain and operate one electric transmission and/or distribution line _____ consisting of poles or towers with necessary braces, guys and anchors, cross-arms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment.
Area Affected: As surveyed, staked and agreed upon by both parties over Parcels "A" and "B"
Dated: September 19, 1960
Recorded: September 27, 1960
Auditor's No.: 599210
(Affects said plat and other lands)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: For an electric line right of way together with the right to construct, maintain, replace and enlarge one or more electric lines consisting of poles, anchors, wires and/or underground cables, conduits and manholes, together with all necessary appurtenances therefore
Area Affected: A portion of Lot 7, not specifically located on record
Dated: September 11, 1980
Recorded: September 23, 1980
Auditor's No.: 8009230001

Exhibit "A"
Continued

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The State of Washington
Purpose: Construct, maintenance and operation of drainage facilities
Area Affected: See record for exact location
Dated: April 29, 1988
Recorded: June 8, 1988
Auditor's No.: 8806080008
(Affects said plat and other lands)

DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: M.V.A., Inc., a corporation
And: The City of Mount Vernon
Dated: June 27, 2001
Recorded: August 22, 2001
Auditor's No.: 200108220046
(Affects said plat and other lands)

Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181.

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 No.: 200107270065
(Affects said plat and other lands)

MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Sedro-Woolley School District No. 101
And: MVA, Inc.
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270077
(Affects said plat and other lands)

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 lands)

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.
(Affects said plat and other lands)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: Said plat and other lands
Dated: February 11, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010068

Exhibit "A"
Continued

MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: June 8, 2005
Volume/Page: N/A
Auditor's No.: 200506080122

TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
Auditor's No.: 200507010182
(Affects said plat and other lands)

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 successor or assigns
Dated: September 30, 2005
Recorded: October 7, 2005
Auditor's No.: 200510070093
Regarding: Water Service Contract

DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005
Auditor's No.: 200508170113
Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED BY INSTRUMENTS:

Auditor's No.: 200604060049, 200605250083, 200605260150,
200607250099, 200806040066, 200810160044
and 200902050087

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 17, 2005
Auditor's No.: 200508170114
Executed By: Skagit Highlands, LLC, a Washington limited liability company

PARTIAL ASSIGNMENTS OF DECLARANT'S RIGHTS:

Auditor's No.: 200511020084, 200605230087, 200605260149,
200608070191, 200608100126, 201510210021,
201510210022, 201510260102

AMENDED BY INSTRUMENTS:

Auditor's No.: 200604060049, 200605250083, 200605260150,
200608250117, 200612210068, 200806040066,
200810160044, 200902050087, 201510260101

Exhibit "A"
Continued

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 No.: 200508170115
Executed By: Skagit Highlands, LLC, a Washington limited liability
company

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation
Purpose: To construct, maintain, replace, reconstruct, and
remove sanitary sewage and storm drainage facilities
Area Affected: A strip across said premises
Dated: June 30, 2006
Recorded: September 20, 2006
Auditor's No.: 200609200081

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE
FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Plat of Skagit Highlands Division V (Phase I)
Recorded: December 21, 2006
Auditor's No.: 200612210067

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace
and enlarge an underground electric transmission
and/or distribution system
Area Affected: A strip of land ten (10) feet in width with five (5) feet
on each side of the centerline of grantee's facilities as
now constructed, to be constructed, extended or
relocated lying within the above described parcel.
This easement description may be superseded at a
later date with a surveyed description provided at
at no cost to Grantee
Recorded: March 19, 2007
Auditor's No.: 200703190207

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a Municipal Corporation
Purpose: Waterline
Area Affected: Tract AU1
Dated: March 21, 2007
Recorded: March 29, 2007
Auditor's No.: 200703290063

Escrow No.: MV20-2038

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Subject to:

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Dated: September 19, 1960
Recorded: September 27, 1960
Auditor's No.: 599210
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Grantee: Puget Sound Power & Light Company, a Washington corporation
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Area Affected: A portion of Lot 7, not specifically located on record
Dated: September 11, 1980
Recorded: September 23, 1980
Auditor's No.: 8009230001

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Grantee: The State of Washington
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Area Affected: See record for exact location
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Recorded: June 8, 1988
Auditor's No.: 8806080008
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Dated: June 27, 2001
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Auditor's No.: 200108220046
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Executed By: Skagit Highlands, LLC, a Washington limited liability company

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200810160044, 200902050087, 201510260101

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Auditor's No.: 200609200081

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on each side of the centerline of grantee's facilities as
now constructed, to be constructed, extended or
relocated lying within the above described parcel.
This easement description may be superseded at a
later date with a surveyed description provided at
at no cost to Grantee
Recorded: March 19, 2007
Auditor's No.: 200703190207

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a Municipal Corporation
Purpose: Waterline
Area Affected: Tract AU1
Dated: March 21, 2007
Recorded: March 29, 2007
Auditor's No.: 200703290063