

When recorded return to:
Clint Auttapibarn and Naomi Auttapibarn
711 Pyramid Peak Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3934
Sep 29 2020
Amount Paid \$7029.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044213

CHICAGO TITLE
620044213

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cameron David Lipko and Samantha Lynn Lipko who acquired title as Samantha L. Gooden, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Clint Auttapibarn and Naomi Auttapibarn, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 36, 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): P123176 / 4867-000-036-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 25, 2020

X Cameron David Lipko
Cameron David Lipko
X Samantha Lynn Lipko
Samantha Lynn Lipko

State of Michigan
County of OTTAWA

I certify that I know or have satisfactory evidence that Cameron David Lipko and Samantha Lynn Lipko are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 25 September 2020

Thomas Neal Johnson III

Name: Thomas Neal Johnson III
Notary Public in and for the State of MICHIGAN
Residing at: Muskegon Michigan
My appointment expires: 17 NOV 2024
Acting in County of Ottawa

THOMAS NEAL JOHNSON III
NOTARY PUBLIC - MICHIGAN
MUSKEGON COUNTY
ACTING IN THE COUNTY OF OTTAWA
MY COMMISSION EXPIRES 11/17/2024

EXHIBIT "A"
Exceptions

1. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483
Recording Date: March 27, 1992
Recording No.: 9203270092, records of Skagit County, Washington
2. Terms and conditions contained in City of Mount Vernon Ordinance No. 2532
Recording Date: March 11, 1993
Recording No.: 9303110069, records of Skagit County, Washington
3. Terms and conditions contained in City of Mount Vernon Ordinance No. 2546
Recording Date: August 6, 1993
Recording No.: 9308060022, records of Skagit County, Washington
4. Terms and conditions contained in City of Mount Vernon Ordinance No. 2550
Recording Date: September 21, 1993
Recording No.: 9309210028, records of Skagit County, Washington
5. Terms and conditions of the Master Plan:
Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Entire plat
6. 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
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

EXHIBIT "A"
Exceptions
(continued)

Auditor's No.: 200607250099, records of Skagit County, Washington
Recorded: June 4, 2008
Auditor's No.: 200806040066, records of Skagit County, Washington
Recorded: October 16, 2008
Auditor's No.: 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.: 200508170114, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recorded: November 2, 2005
Auditor's No.: 200511020084, records of Skagit County, Washington

Recorded: April 6, 2006
Auditor's No.: 200604060049, records of Skagit County, Washington

Recorded: May 25, 2006
Auditor's No.: 200605250083, records of Skagit County, Washington

Recorded: May 26, 2006
Auditor's No.: 200605260150, records of Skagit County, Washington

Recorded: June 7, 2006
Auditor's No.: 200607250100, records of Skagit County, Washington

Recorded: August 25, 2006
Auditor's No.: 200608250117, records of Skagit County, Washington

Recorded: December 21, 2006
Auditor's No.: 200612210068, records of Skagit County, Washington

Recorded: June 4, 2008
Auditor's No.: 200806040066, records of Skagit County, Washington

Recorded: October 16, 2008
Auditor's No.: 200810160044, records of Skagit County, Washington

Recorded: February 5, 2009

EXHIBIT "A"

**Exceptions
(continued)**

Auditor's No.: 200902050087, records of Skagit County, Washington

Recorded: October 21, 2015

Auditor's No.: 201510210021, records of Skagit County, Washington

Recorded: October 21, 2015

Auditor's No.: 201510210022, records of Skagit County, Washington

Recorded: October 21, 2015

Auditor's No.: 201510260101, records of Skagit County, Washington

Recorded: October 21, 2015

Auditor's No.: 201510260102, records of Skagit County, Washington

Recorded: December 16, 2015

Auditor's No.: 201512160015, records of Skagit County, Washington

Recorded: August 10, 2017

Auditor's No.: 201708100003, records of Skagit County, Washington

Assignment of Declarant's Rights:

Recorded: November 2, 2005

Auditor's No.: 200511020084, records of Skagit County, Washington

Recorded: May 23, 2006

Auditor's No.: 200605230087, records of Skagit County, Washington

Recorded: May 26, 2006

Auditor's No.: 200605260149, records of Skagit County, Washington

Recorded: August 10, 2006

Auditor's No.: 200608100126, records of Skagit County, Washington

Said document is a re-recording of Auditor's No. 200607250100. Said Document was also re-recorded under Auditor's No. 200608070191.

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

Recorded: August 17, 2005

Auditor's No. 200508170115, records of Skagit County, Washington

Executed by: Skagit Highlands, LLC, a Washington limited liability company

Said covenants are amended by documents:

Recorded: June 4, 2008

Auditor's No.: 200806040066

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

Recorded: October 16, 2008
Auditor's No.: 200810160044

10. Water Service Contract

Recording Date: October 7, 2005
Recording No.: 200510070093

11. Storm Drainage Release Agreement:

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

12. Agreement, including the terms and conditions thereof; entered into;

By: MVA, Inc.
And Between: Sedro-Woolley School District
Recorded: July 27, 2001
Auditor's No. 200107270077, records of Skagit County, Washington
Providing: Mitigation
Affects: Entire plat

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

Recorded: March 1, 2005
Auditor's No.: 200503010068, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Entire plat

14. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Auditor's File No. 200205230079.

Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: June 3, 2002
Auditor's No.: 200206030153, records of Skagit County, Washington

15. 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

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

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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by City of Mount Vernon.
18. Assessments, if any, levied by Skagit Highlands Homeowners Association.
19. City, county or local improvement district assessments, if any.