

When recorded return to:
Aaron W. Taylor and Mary E. Taylor
20655 Sinnes Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4613
Nov 02 2020
Amount Paid \$14946.11
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500100834

Escrow No.: 500100834

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lake 16 LLC, A Washington Limited Liability Company and Plats Plus, Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Aaron W. Taylor and Mary E. Taylor, a married couple

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

Lot 31 of Plat of Cascade Highlands - Phase 1 and 3 - PL96-0058, a portion of the Southeast quarter and Southwest quarter and Government Lot 1 of Section 16, Township 33N, Range 4 East of the Willamette Meridian, according to the plat thereof recorded April 19, 2019 under recording number 201904190032, records of Skagit county, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P134716

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 15, 2020

Lake 16 LLC, A Washington Limited Liability Company

BY: *Lisa Hallmon*
Lisa Hallmon
Secretary

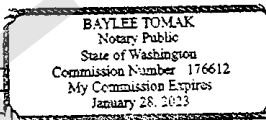
Plats Plus, Inc.

BY: *Lisa Hallmon*
Lisa Hallmon
Vice President

State of WASHINGTON

County of King

I certify that I know or have satisfactory evidence that Lisa Hallmon is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Secretary of Lake 16 LLC, A Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/29/2020Name: *Baylee Tomak*
Notary Public in and for the State of WA
Residing at: Seattle
My appointment expires: 1/28/2023

State of WASHINGTON

County of King

I certify that I know or have satisfactory evidence that Lisa Hallmon is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Vice President of Plats Plus, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/29/2020

STATUTORY WARRANTY DEED
(continued)

Bot.
Name: Baylee Tomak
Notary Public in and for the State of WA
Residing at: Seattle
My appointment expires: 1/28/2023

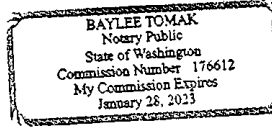


EXHIBIT "A"

Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Assignment of Water Permit and Pipeline Agreement and Easement, including the terms and conditions thereof, granted by instrument;
 Dated: November 30, 1962
 Recorded: December 3, 1962
 Auditor's No.: 629240, records of Skagit County, Washington
 In favor of: Axel P. Christenson, et ux, et al
5. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: October 28, 1966
 Auditor's No.: 690228, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 Affects: A strip of land 30.0 feet in width
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 COUNTY SHORT PLAT NO. 13-89:

 Recording No: 8907180001
7. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: February 15, 1989
 Auditor's No.: 8902150016, records of Skagit County, Washington
 In favor of: Dick South
 For: Ingress egress and utilities

 Note: Exact location and extent of easement is undisclosed of record.
8. Easement, including the terms and conditions thereof, disclosed by instrument;
 Recorded: October 4, 1960

EXHIBIT "A"

**Exceptions
(continued)**

Auditor's No.: 599460, records of Skagit County, Washington
In favor of: Mount Vernon Young Men's Christian Association, a corporation
Affects: A strip of land 16 feet in width

Note: Exact location and extent of easement is undisclosed of record.

9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 12, 1994
Auditor's No.: 9404120089, records of Skagit County, Washington
In favor of: Owners of lots 1 and 2 in Skagit County Short Plat No. 13-89
Affects: A 30 foot wide access

Note: Exact location and extent of easement is undisclosed of record.

10. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 18, 1996
Auditor's No.: 9607180042, records of Skagit County, Washington
In favor of: Future owners of future proposed subdivision
For: Ingress egress and utilities

Note: Exact location and extent of easement is undisclosed of record.

11. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, 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: February 14, 1966
Auditor's No.: 678629, records of Skagit County, Washington
Executed By: The State of Washington
As Follows:
Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc. And the right of entry for opening, developing and working the same. And providing that such rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
12. Exceptions and reservations as contained in instrument;
Recorded: January 15, 1920 and December 2, 1939
Auditor's No.: 138448 and 319598, records of Skagit County, Washington
Executed By: English Lumber Company
13. Exceptions and reservations as contained in instrument;
Recorded: April 27, 1917

EXHIBIT "A"
Exceptions
(continued)

Auditor's No.: 118761, records of Skagit County, Washington
Executed By: George A. Morse

14. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, 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
Auditor's No.: 99302, records of Skagit County, Washington
15. Terms and Conditions of that Variance No. V88-018
Recorded: June 17, 1988
Auditor's No.: 8806170031
16. Record of Survey
Recording Date: December 27, 1973
Recording No.: 794918
17. Record of Survey
Recording Date: March 11, 1980
Recording No.: 8003110134
18. Skagit County Hearing Examiner State of Washington Findings of Fact Entry of Order No. V88-007.ORD including the terms, covenants and provisions thereof
Recording Date: May 2, 1988
Recording No.: 8805020022
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 COUNTY SHORT PLAT NO. 30-88:
Recording No: 8809210018
20. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: July 3, 2006
Recording No.: 200607030184

EXHIBIT "A"
Exceptions
(continued)

21. Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: July 3, 2006
Recording No.: 200607030185
22. Restrictive Covenant including the terms, covenants and provisions thereof
Recording Date: July 29, 2009
Recording No.: 200907290088
23. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
24. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof
Recording Date: May 19, 2011
Recording No.: 201105190048
25. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document;
Reserved by: Windward Real Estate Services, Inc.
Purpose: Ingress, egress, roadway and utilities
Recording Date: May 19, 2011
Recording No.: 201105190048
26. Agreement Re: Easements including the terms, covenants and provisions thereof
Recording Date: December 31, 2013
Recording No.: 201312310098
27. Waiver of 200 Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof
Recording Date: March 1, 2013
Recording No.: 201303010105
28. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been

EXHIBIT "A"

Exceptions
(continued)

made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 103819

29. 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 COUNTY SHORT PLAT NO. 54-88:

Recording No: 8812020005

30. Site Agreement including the terms, covenants and provisions thereof

Recording Date: October 8, 1993
Recording No.: 9310080078

31. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: David A. Welts
Purpose: Ingress, egress, utilities and cul-de-sac
Recording Date: December 20, 1993
Recording No.: 9312200182

32. Findings of Fact Entry of Order No. VAR 94 013 including the terms, covenants and provisions thereof

Recording Date: October 24, 1994
Recording No.: 9410240042

33. 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 COUNTY SHORT PLAT NO. 93-057:

Recording No: 9603290057

34. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

EXHIBIT "A"

**Exceptions
(continued)**

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 COUNTY SHORT PLAT NO. 94-008:

Recording No: 9603290058

35. Covenants, conditions and restrictions 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

Recorded: April 1, 1996
Recording No.: 9604010105

36. Covenants, conditions and restrictions 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: April 1, 1996
Recording No.: 9604010106

37. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Estate of Frederick D. Schmidt
Purpose: Ingress, egress and utilities
Recording Date: July 18, 1996
Recording No.: 9607180043

38. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Water, sewer, electrical and communication lines and/or other similar public service related facilities
Recording Date: September 25, 2013
Recording No.: 201309250037

EXHIBIT "A"

**Exceptions
(continued)**

39. 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 COUNTY PLAT REVISION SURVEY OF SP93-057 AND SP94-008:
- Recording No: 201312310100
40. Protected Critical Area Easement including the terms, covenants and provisions thereof
- Recording Date: December 31, 2013
Recording No.: 201312310101
41. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. Skagit County, Washington
Purpose: Pipe or pipes or related facilities, along with necessary appurtenances for the transportation and control of water
Recording Date: March 24, 2017
Recording No.: 201703240103
Affects: Portion of said premises
42. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc.
Purpose: Utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: February 5, 2018
Recording No.: 201802050159
43. Boundary Line Adjustment Statutory Warranty Deed including the terms, covenants and provisions thereof
- Recording Date: July 18, 2018
Recording No.: 201807180016
44. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Skagit County
Purpose: Existing and future utilities, including extensions and improvements thereto

EXHIBIT "A"
Exceptions
(continued)

Recording Date: December 24, 2018
Recording No.: 201812240001
Affects: Vacated Hermway Heights Road

45. 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 Cascade Highlands - Phase 1 and 3:

Recording No: 201904190032

46. 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: April 19, 2019
Recording No.: 201904190033

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 2, 2019
Recording No.: 201908020044

Amended and Restated Declaration of said covenants, conditions and restrictions

Recording Date: August 2, 2019
Recording No.: 201908020044

47. Plat lot of record certification, and the terms and conditions thereof:

Recording Date: April 19, 2019
Recording No.: 201904190034

48. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Protected critical area easement
Recording Date: April 19, 2019
Recording No.: 201904190035

EXHIBIT "A"
Exceptions
(continued)

49. Bonding agreement, and the terms and conditions thereof:
- Recording Date: April 19, 2019
Recording No.: 201904190036
50. Order on Shorelines Substantial Development Permit, PL19-0017, and the terms and conditions thereof:
- Recording Date: September 13, 2019
Recording No.: 201909130008
51. City, county or local improvement district assessments, if any.
52. Assessments, if any, levied by Public Utility District No. 1 of Skagit County.
53. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof
- Recording Date: August 31, 2020
Recording No.: 202008310224