

RES70164605
When recorded return to:
Zane Hashmi
5209 Larrabee Way
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-985

Mar 09 2021

Amount Paid \$7605.00

Skagit County Treasurer

By Chelsea Stalcup Deputy

CHICAGO TITLE COMPANY

620046393

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrea Barrett-Hollander, an unmarried person and Anne Danielli, 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 Zane Hashmi, a single man

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

SKAGIT HIGHLANDS DIVISION V (PHASE 1), LOT 314, RECORDED UNDER
AF#200612210067, BEING A PORTION OF THE SW1/4 OF SW 1/4 SECTION 14, SE1/4 AND
SW 1/4 OF SE 1/4 SECTION 15, NE 1/4 AND NW 1/4 OF NE 1/4 SECTION 22 AND NW 1/4 OF
NW 1/4 SECTION 23, ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

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

Tax Parcel Number(s): P125526

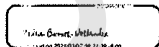
Subject To:

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



STATUTORY WARRANTY DEED
(continued)

Dated: March 5, 2021



Andrea Barrett-Hollander

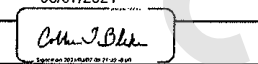


Anne Danielli

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrea Barrett-Hollander 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: 03/07/2021



Name: Colleen T Blake
Notary Public in and for the State of Washington
Residing at: Edmonds
My appointment expires: 10/19/2023

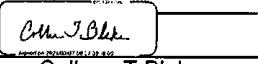
COLLEEN T BLAKE
NOTARY PUBLIC STATE OF WASHINGTON
Commission # 210372
My Commission Expires Oct 19, 2023

** This notarial act involved the use of 2-way audio/video communication technology **

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Anne Danielli is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 03/07/2021



Name: Colleen T Blake
Notary Public in and for the State of Washington
Residing at: Edmonds
My appointment expires: 10/19/2023

COLLEEN T BLAKE
NOTARY PUBLIC STATE OF WASHINGTON
Commission # 210372
My Commission Expires Oct 19, 2023

** This notarial act involved the use of 2-way audio/video communication technology **



**EXHIBIT "B"
EXCEPTIONS**

Order No.: RES70164605

1. Reservations and recitals contained in the Deed as set forth below:

Recording Date: March 30, 1903

Recording No.: 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 Nos. 2483, 2532, 2546 and 2550:

Recording No.: 9203270092

Recording No.: 9303110069

Recording No.: 9308060022

Recording No.: 9309210028

Affects: Said Plat and other property

3. Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912

Recording No.: 94380

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

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line

Recording Date: September 27, 1960

Recording No.: 599210

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

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line

Recording Date: September 23, 1980

Recording No.: 8009230001

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

Purpose: Drainage

Recording Date: June 8, 1988

Recording No.: 8806080008

7. Developer Extension Agreement, including the terms and conditions thereof;

Between: M.V.A, Inc., a corporation and the City of Mt. Vernon

Recording Date: August 22, 2001

Recording No.: 200108220046

Affects: Said plat and other property

DocuSign Envelope ID: 4984-9DE5-AD8BEACF92C2



EXHIBIT "B"
EXCEPTIONS
(continued)

AMENDED by instrument(s):
Recording Date: July 1, 2005
Recording No.: 200507010181

8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;
Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270065
Affects: Said plat and other property

9. Mitigation Agreement, including the terms and conditions thereof;
Between: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property

10. Development Agreement, including the terms and conditions thereof;
Between: The City of Mt. Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002
Providing: Said plat and other property

11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof,
Recording Date: May 23, 2002
Recording No.: 200205230079
Affects: Said plat and other property

AMENDED by instrument(s):
Recording Date: June 3, 2002
Recording No.: 200206030153

12. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: March 1, 2005
Recording No.: 200503010068
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line
Affects: Said plat and other property



EXHIBIT "B"
EXCEPTIONS
(continued)

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, buildingsetback 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 Survey: Recording No: 200506080122

14. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005

Recording No.: 200507010182

Affects: Said plat and other property

15. Agreement, including the terms and conditions thereof;

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

Providing: Water Service Contract

16. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recording Date: August 17, 2005

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

17. 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;

Recording Date: August 17, 2005

Recording No.: 200508170114

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

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EXHIBIT "B"
EXCEPTIONS
(continued)

AMENDED by instrument(s):
Recording No.: 200511020084
Recording No.: 200604060049
Recording No.: 200605250083
Recording No.: 200605260150
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.: 201708100003

18. 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

19. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: September 20, 2006
Recording No.: 200609200081
For: Sanitary sewage and storm drainage facilities
Affects: A strip across said premises

20. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: March 19, 2007
Recording No.: 200703190207
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line



EXHIBIT "B"
EXCEPTIONS
(continued)

21. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: March 29, 2007
Recording No.: 200703290063
For: Waterline
Affects: Tract AU1

22. 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."

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

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