

When recorded return to:
Joseph Fleischer and Tasha Fleischer
527 Granite Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1459

Apr 06 2021

Amount Paid \$6725.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620046619

Escrow No.: 620046619

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cole Alexander Puetz and Ashley Marie Puetz, a married couple

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

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

Lot 48, "Plat of Skagit Highlands Division 3", according to the plat thereof, recorded under Auditor's
File No. 200605150163, 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): P124581 / 4892-000-048-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 1, 2021

Cole Puetz
Cole Alexander Puetz
Ashley Marie Puetz
Ashley Marie Puetz

State of WASHINGTON
County of ~~SKAGOT~~ Mason

I certify that I know or have satisfactory evidence that Cole Alexander Puetz and Ashley Marie Puetz 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: 4.1.2021
Christiane S Pieper
Name: Christiane S Pieper
Notary Public in and for the State of Washington
Residing at: Tacoma
My appointment expires: 03.02.2023

CHRISTIANE S PIEPER
Notary Public
State of Washington
Commission # 125891
My Comm. Expires Mar 2, 2023

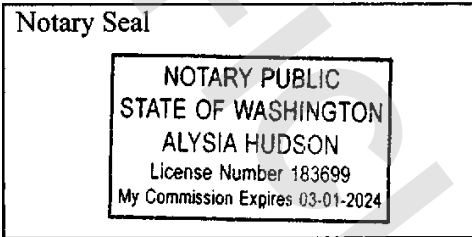
STATE OF Washington

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that

Ashley Marie Puetz Is/are the persons who appeared before me, and said person acknowledged that they signed this instrument to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: April 02, 2021



Alysia Hudson
(Signature of Notary)

Alysia Hudson
Notary Public in and for the State of Washington
My appointment expires: 03-01-2024
Residing: Arlington, WA

EXHIBIT "A"
Exceptions

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

Recording No.: Volume 49 of 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 Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550:

Recording Nos.: 9203270092, 9303110069, 9308060022 and 9309210028

3. Pre-Annexation Agreement and the terms and conditions thereof;

Between: City of Mount Vernon and Mount Vernon Association, Inc.
Recording Date: March 27, 1992
Recording No.: 9203270093

4. Development Agreement and the terms and conditions thereof;

Between: The City of Mount Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002

Modified by instrument(s):

Recording Date: July 1, 2005
Recording No.: 200507010182

5. 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
Recording Date: July 27, 2001
Recording No.: 200107270065

6. Mitigation Agreement and the terms and conditions thereof;

Between: City of Sedro Woolley School District No. 101 and MVA Inc., a Washington corporation
Dated: July 5, 2001

EXHIBIT "A"
Exceptions
(continued)

Recording Date: July 27, 2001
Recording No.: 200107270077

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

Between: M.C.A. Inc., a corporation and the City of Mount Vernon
Dated: July 27, 2001
Recording Date: August 22, 2001
Recording No.: 200108220046

Amended by instrument(s):

Recording Date: July 1, 2005
Recording No.: 200507010181

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof:

Recording Date: May 23, 2002
Recording No.: 200205230079
Amended by instrument(s):

Recording Date: June 3, 2002
Recording No.: 200206030153

9. 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 Survey:

Recording No: 200506080122

10. Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands and The Quadrant Corporation
Dated: October 21, 2004
Recording Date: November 1, 2004
Recording No.: 200411010178

11. Memorandum of Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC The Quadrant Corporation

EXHIBIT "A"
Exceptions
(continued)

Recording Date: November 1, 2004
Recording No.: 200411010179

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
Regarding: Electric transmission and/or distribution line

13. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;

Recording Date: August 17, 2005
Recording No.: 200508170113
Executed By: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s);
Recording Date: July 25, 2006
Recording No.: 200607250099

14. 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: August 17, 2005
Recording No.: 200508170114

Partial Assignment of Declarant's Rights:

Recording Date: May 26, 2006
Recording No.: 200605260149

Assignment of Declarant's Rights:

Recording Date: July 25, 2006
Recording No.: 200607250100

Declaration amended / modified by instrument(s):

Recording Nos.: 200604060049, 200605230088, 200605260150, 200608250117, 200812210068, 200806040066, 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 and 201708100003.

EXHIBIT "A"
Exceptions
(continued)

15. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
- Recording Date: August 17, 2005
Recording No.: 200508170115
Executed By: Skagit Highlands, LLC, a Washington limited liability company
16. Terms and conditions of the Master Plan Agreement;
- Recording Date: July 1, 2005
Recording No.: 200507010182
17. 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 successors or assigns
Recording Date: October 7, 2005
Recording No.: 200510070093
Regarding: Water service contract
18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIVISION NO. 3:
Recording No: 200605150163
19. 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,

EXHIBIT "A"
Exceptions
(continued)

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."

20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. City, county or local improvement district assessments, if any.
22. Assessments, if any, levied by City of Mount Vernon.
23. Assessments, if any, levied by Skagit Highland Homeowner's Association.