

**When recorded return to:**  
Sierra S. Anderson and Derek K. Bell  
511 Ruby Peak Avenue  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1814

Apr 27 2021

Amount Paid \$7605.00

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

**CHICAGO TITLE**  
620046727

Escrow No.: 620046727

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Matthew W. Sherlock and Elizabeth M. Sherlock, 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 Sierra S. Anderson and Derek K. Bell, a married couple

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

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

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

LT 31, PLAT OF SKAGIT HIGHLANDS DIV 3



Tax Parcel Number(s): P124564 / 4892-000-031-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

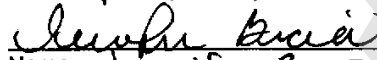
Dated: April 22, 2021

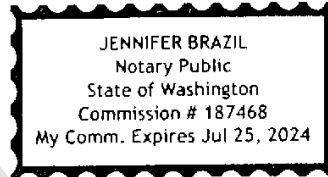
  
\_\_\_\_\_  
Matthew W. Sherlock  
  
\_\_\_\_\_  
Elizabeth M. Sherlock

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Matthew W. Sherlock and Elizabeth M. Sherlock 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: April 23, 2021

  
\_\_\_\_\_  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P124564 / 4892-000-031-0000**

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LOT 31, PLAT OF SKAGIT HIGHLANDS DIVISION 3, AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife,  
Recorded: March 30, 1903 in Volume 49 of Deeds, page 532.  
Affects: Lots 2, 3, 4, Portion Lots 5 and 6 through 8, portion Lots 9 and 10

NOTE: This exception does not include present ownership of the above mineral rights.

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550:

Recorded: March 27, 1993, March 11, 1993, August 6, 1993 and September 21, 1993  
Recording No.: 9203270092, 9303110069, 9308060022 and 9309210028  
Affects: Lots 1 through 10

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

Between: City of Mount Vernon  
And: Mount Vernon Association, Inc.  
Recorded: March 27, 1992  
Auditor's File No.: 9203270093, records of Skagit County, Washington  
Affects: Lots 1 through 10

4. 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 File No.: 200106210002, records of Skagit County, Washington  
Affects: Lots 1 through 10

Modified by instrument;

Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington

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  
Recorded: July 27, 2001  
Auditor's No. 200107270065, records of Skagit County, Washington  
Affects: Lots 1 through 10

**EXHIBIT "B"**

Exceptions  
(continued)

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  
Recorded: July 27, 2001  
Auditor's File No.: 200107270077, records of Skagit County, Washington  
Affects: Lots 1 through 10
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  
Recorded: August 22, 2001  
Auditor's File No.: 200108220046, records of Skagit County, Washington  
Affects: Lots 1 through 10
- Amended by instrument;
- Recorded: July 1, 2005  
Auditor's File No.: 200507010181, records of Skagit County, Washington
8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof;
- Recorded: May 23, 2002  
Recording No.: 200205230079, records of Skagit County, Washington.  
Affects: Lots 1 through 10
- Amended by instrument;
- Recorded: June 3, 2002  
Auditor's File No.: 200206030153, records of Skagit County, Washington
9. Early Entry Agreement and the terms and conditions thereof;
- Between: The Skagit Highlands, LLC  
And: The Quadrant Corporation  
Dated: October 21, 2004  
Recorded: November 1, 2004  
Auditor's File No.: 200411010178, records of Skagit County, Washington  
Regarding: See instrument for full particulars  
Affects: Lots 1, 2 and 4

**EXHIBIT "B"**

Exceptions  
(continued)

10. Memorandum of Agreement and the terms and conditions thereof;
- Between: The Skagit Highlands, LLC  
And: The Quadrant Corporation  
Dated: Not disclosed  
Recorded: November 1, 2004  
Auditor's File No.: 200411010179, records of Skagit County, Washington  
Regarding: See instrument for full particulars  
Affects: Lots 1, 2 and 4
11. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recorded: March 1, 2005  
Auditor's No(s): 200503010068, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Lots 1 to 4 and 10
12. 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
13. Terms and conditions of the Master Plan Agreement;
- Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington  
Affects: Lots 1 through 10
14. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;
- 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  
Auditor's Nos. 200607250099, records of Skagit County, Washington

**EXHIBIT "B"**

Exceptions  
(continued)

15. 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

Recorded: August 17, 2005  
Recording No.: 200508170114, records of Skagit County, Washington

Partial Assignment of Declarant's Rights;

Recorded: May 26, 2006  
Auditor's File No.: 200605260149, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recorded: May 26, 2006, April 6, 2006, May 23, 2006, May 26, 2006, August 25, 2006, December 21, 2006, June 4, 2008, February 5, 2009, October 21, 2015, October 26, 2015 and August 10, 2017  
Recording No.: 200604060049, 200605230088, 200605260150, 200608250117, 200612210068, 200806040066, 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 and 201708100003 records of Skagit County, Washington

16. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skagit Highlands Homeowners Association  
Recording Date: August 17, 2005  
Recording No.: 200508170114

17. 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 File No.: 200508170115, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

18. 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  
Recorded: October 7, 2005

**EXHIBIT "B"**

Exceptions  
(continued)

Auditor's File No.: 200510070093, records of Skagit County, Washington  
Regarding: Water service contract

19. 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 the Plat of Skagit Highlands Division No. 3:  
Recording No: 200605150163
20. 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."
21. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
22. Assessments, if any, levied by Mt Vernon.
23. City, county or local improvement district assessments, if any.