

When recorded return to:

Ramdeo Samaroo
5341 Razor Peak Drive
Mount Vernon, WA 98273

200478-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody B. Hopkins and Briana M. Hopkins, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Ramdeo Samaroo, a single person

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

Lot 286, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," as per plat recorded on December 21, 2006,

under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington

Abbreviated Legal: n/a

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2866

Jun 24 2021

Amount Paid \$7925.00

Skagit County Treasurer

By Heather Beauvais Deputy

Tax Parcel Number(s): 49150002860000 P125498

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HERETO.

Dated: June 23, 2021

Cody B. Hopkins
Cody B. Hopkins

Briana M. Hopkins
Briana M. Hopkins

State of Washington
County of Skagit

This record was acknowledged before me on June 23, 2021 by Cody B. Hopkins and Briana M Hopkins.

Michael Garka
Notary Public

My commission expires: 4/23/2024

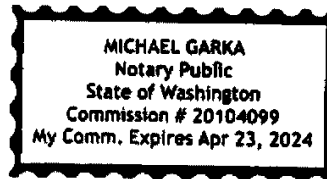


EXHIBIT 'A'

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Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.
(Affects Lots 4, ptn 5, 6 through 8, ptn 9 and 10)

Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546, and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993, and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022, and 9309210028, respectively.
(Affects said plat and other lands)

Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:

"...that no saloon shall ever be located or established upon the lands herein described..."
(Affects said plat and other lands)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation
Purpose: The right to construct, reconstruct, improve, repair, maintain and operate one electric transmission and/or distribution line ___ consisting of poles or towers with necessary braces, guys and anchors, cross-arms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment.

Area Affected: As surveyed, staked and agreed upon by both parties over Parcels "A" and "B"

Dated: September 19, 1960

Recorded: September 27, 1960

Auditor's No.: 599210

(Affects said plat and other lands)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: For an electric line right of way together with the right to construct, maintain, replace and enlarge one or more electric lines consisting of poles, anchors, wires and/or underground cables, conduits and manholes, together with all necessary appurtenances therefore

Area Affected: A portion of Lot 7, not specifically located on record

Dated: September 11, 1980

Recorded: September 23, 1980

Auditor's No.: 8009230001

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The State of Washington

Purpose: Construct, maintenance and operation of drainage facilities

Area Affected: See record for exact location

Dated: April 29, 1988

Recorded: June 8, 1988

Auditor's No.: 8806080008

(Affects said plat and other lands)

EXHIBIT 'A'
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DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: M.V.A., Inc., a corporation
And: The City of Mount Vernon
Dated: June 27, 2001
Recorded: August 22, 2001
Auditor's No.: 200108220046
(Affects said plat and other lands)

Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181.

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
(Affects said plat and other lands)

MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Sedro-Woolley School District No. 101
And: MVA, Inc.
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270077
(Affects said plat and other lands)

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 No.: 200106210002
(Affects said plat and other lands)

- Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.
(Affects said plat and other lands)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: Said plat and other lands
Dated: February 11, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010068

EXHIBIT 'A'

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MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: June 8, 2005
 Volume/Page: N/A
 Auditor's No.: 200506080122

TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
 Auditor's No.: 200507010182
 (Affects said plat and other lands)

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 successor or assigns
 Dated: September 30, 2005
 Recorded: October 7, 2005
 Auditor's No.: 200510070093
 Regarding: Water Service Contract

DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005
 Auditor's No.: 200508170113
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED BY INSTRUMENTS:

Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200806040066, 200810160044 and 200902050087

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 17, 2005
 Auditor's No.: 200508170114
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

PARTIAL ASSIGNMENTS OF DECLARANT'S RIGHTS:

Auditor's No.: 200511020084, 200605230087, 200605260149, 200608070191, 200608100126, 201510210021, 201510210022, 201510260102

AMENDED BY INSTRUMENTS:

Auditor's No.: 200604060049, 200605250083, 200605260150, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510260101

EXHIBIT 'A'

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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 No.: 200508170115

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

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation

Purpose: To construct, maintain, replace, reconstruct, and remove sanitary sewage and storm drainage facilities

Area Affected: A strip across said premises

Dated: June 30, 2006

Recorded: September 20, 2006

Auditor's No.: 200609200081**COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Plat of Skagit Highlands Division V (Phase 1)

Recorded: December 21, 2006

Auditor's No.: 200612210067**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at at no cost to

Grantee

Recorded: March 19, 2007

Auditor's No.: 200703190207**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation

Purpose: Waterline

Area Affected: Tract AU1

Dated: March 21, 2007

Recorded: March 29, 2007

Auditor's No.: 200703290063

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Assessments, if any, due and owing Skagit Highlands Homeowners Association