

When recorded return to:
Nicolas C. Paz and Maria L. Paz
574 Ruby Peak Avenue
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047700

CHICAGO TITLE
620047700

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael O. Ceruti, Jr and Chelsie A. Ceruti, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Maria Lynn Paz and Nicolas Christopher Paz, Wife and
Husband

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 55, PLAT OF SKAGIT HIGHLANDS DIVISION 3

Tax Parcel Number(s): P124588/4892-000-055-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3123

Jul 09 2021

Amount Paid \$8272.00
Skagit County Treasurer
By Josie L Bear Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 1, 2021

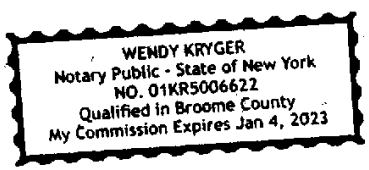
Michael O. Ceruti, Jr
Michael O. Ceruti, Jr
Chelsie A. Ceruti
Chelsie A. Ceruti

State of New York
County of Tioga

I certify that I know or have satisfactory evidence that Michael O. Ceruti, Jr
is the person(s) who appeared before me, and said person(s) 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: 7-6-2021

Name: Wendy Kryger
Notary Public in and for the State of NY
Residing at: _____
My appointment expires: _____



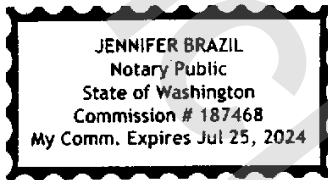
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Chelsie A. Ceruti
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 8, 2021



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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124588/4892-000-055-0000

Lot 55, 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.

EXHIBIT "B"
Exceptions

1. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded March 27, 1993, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under recording numbers 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
3. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon and Mount Vernon Association, Inc.
Recording Date: March 27, 1992
Recording No.: 9203270093
4. Agreement and the terms and conditions thereof:

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

Modified by instrument:
Recorded: July 1, 2005
Auditor's File No.: 200507010182
5. Agreement and the terms and conditions thereof:

Executed by: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270065
6. Agreement and the terms and conditions thereof:

Executed by: City of Pedro Woolley School District No. 101 and MVA Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270077
7. Agreement and the terms and conditions thereof:

Executed by: M.C.A. Inc., a corporation and the City of Mount Vernon
Recording Date: July 27, 2001
Recording No.: 200108220046

EXHIBIT "B"

**Exceptions
(continued)**

Amended by instrument;
Recording Date: July 1, 2005
Recording No.: 200507010181

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under recording number 200205230079, records of Skagit County, Washington.

Amended by instrument;

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, LLC
And: The Quadrant Corporation
Dated: October 21, 2004
Recording Date: November 1, 2004
Recording No.: 200411010178
Regarding: See instrument for full particulars

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

Between: The Skagit Highlands,
And: The Quadrant Corporation
Recording Date: November 1, 2004
Recording No.: 200411010179
Regarding: See instrument for full particulars

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

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

EXHIBIT "B"

Exceptions
(continued)

Recording Date: March 1, 2005
Recording No.: 200503010068

13. Declaration for 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 Nos.: 200604060049 and 200607250099

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

Partial Assignment of Declarant's Rights;

Recorded: May 26, 2006 and July 25, 2006
Auditor's File No.: 200605260149 and 200607250100, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 26, 2006 and February 5, 2009
Auditor's No(s).: 200605260150 and 200902050087

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015
Recording No.: 201510210021

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 21, 2015
Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015
Recording No.: 201510260101
Recording No.: 201510260102

EXHIBIT "B"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 16, 2015
Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 10, 2017
Recording No.: 201708100003

15. Liens and charges as set forth in the above mentioned declaration,

Payable to: Skagit Highlands Homeowners Association

16. 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

17. Terms and conditions of the Master Plan Agreement;

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

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
Recording Date: October 7, 2005
Recording No.: 200510070093
Regarding: Water service contract

EXHIBIT "B"**Exceptions
(continued)**

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 SKAGIT HIGHLANDS DIV. 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. City, county or local improvement district assessments, if any.
23. Assessments, if any, levied by Mount Vernon.