

When recorded return to:

Anthony Ray Rounds and Natasha Louise Rounds
20655 Sinnes Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3206

Jul 15 2021

Amount Paid \$17795.00

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

Escrow No.: 620047407

CHICAGO TITLE
620047407

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron W. Taylor and Mary E. Taylor, 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 Anthony Ray Rounds and Natasha Louise Rounds, a married
couple

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

LOT 31 OF PLAT OF CASCADE HIGHLANDS - PHASE 1 AND 3 - PL96-0058, A PORTION OF
THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER AND GOVERNMENT LOT 1 OF
SECTION 16, TOWNSHIP 33N, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2019 UNDER RECORDING
NUMBER 201904190032, 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): P134716 / 6063-000-031-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 7/12/21Aaron W. Taylor
Aaron W. TaylorMary E. Taylor
Mary E. TaylorState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Aaron W. Taylor and Mary E. Taylor 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.

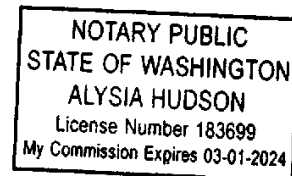
Dated: July 12, 2021Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Ellington
My appointment expires: 03-01-2024

EXHIBIT "A"

Exceptions

1. Assignment of Water Permit and Pipeline Agreement and Easement, including the terms and conditions thereof, granted by instrument;
 Dated: November 30, 1962
 Recorded: December 3, 1962
 Auditor's No.: 629240, records of Skagit County, Washington
 In favor of: Axel P. Christenson, et ux, et al

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: October 28, 1966
 Auditor's No.: 690228, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 Affects: A strip of land 30.0 feet in width

3. 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 SKAGIT COUNTY SHORT PLAT NO. 13-89:

 Recording No: 8907180001

4. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: February 15, 1989
 Auditor's No.: 8902150016, records of Skagit County, Washington
 In favor of: Dick South
 For: Ingress egress and utilities

 Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, disclosed by instrument;
 Recorded: October 4, 1960
 Auditor's No.: 599460, records of Skagit County, Washington
 In favor of: Mount Vernon Young Men's Christian Association, a corporation
 Affects: A strip of land 16 feet in width

 Note: Exact location and extent of easement is undisclosed of record.

6. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: April 12, 1994
 Auditor's No.: 9404120089, records of Skagit County, Washington
 In favor of: Owners of lots 1 and 2 in Skagit County Short Plat No. 13-89
 Affects: A 30 foot wide access

EXHIBIT "A"**Exceptions
(continued)**

Note: Exact location and extent of easement is undisclosed of record.

7. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: July 18, 1996
 Auditor's No.: 9607180042, records of Skagit County, Washington
 In favor of: Future owners of future proposed subdivision
 For: Ingress egress and utilities

Note: Exact location and extent of easement is undisclosed of record.

8. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Recorded: February 14, 1966
 Auditor's No.: 678629, records of Skagit County, Washington
 Executed By: The State of Washington
 As Follows:
 Reserving to the grantor 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 be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
9. Exceptions and reservations as contained in instrument;
 Recorded: January 15, 1920 and December 2, 1939
 Auditor's No.: 138448
 Auditor's No.: 319598
 Executed By: English Lumber Company
10. Exceptions and reservations as contained in instrument;
 Recorded: April 27, 1917
 Auditor's No.: 118761, records of Skagit County, Washington
 Executed By: George A. Morse
11. 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
 From: The State of Washington
 Auditor's No.: 99302, records of Skagit County, Washington

EXHIBIT "A"**Exceptions
(continued)**

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

12. Terms and Conditions of that Variance No. V88-018

Recorded: June 17, 1988

Auditor's No.: 8806170031

13. 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: 794918

14. 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: 8003110134

15. Skagit County Hearing Examiner State of Washington Findings of Fact Entry of Order No. V88-007.ORD including the terms, covenants and provisions thereof

Recording Date: May 2, 1988

Recording No.: 8805020022

16. 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 SKAGIT COUNTY SHORT PLAT NO. 30-88:

Recording No: 8809210018

17. Lot of Record Certification including the terms, covenants and provisions thereof

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: July 3, 2006
Recording No.: 200607030184

18. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: July 3, 2006
Recording No.: 200607030185

19. 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: July 29, 2009
Recording No.: 200907290088

20. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

21. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: May 19, 2011
Recording No.: 201105190048

22. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document;

Reserved by: Windward Real Estate Services, Inc.
Purpose: Ingress, egress, roadway and utilities
Recording Date: May 19, 2011
Recording No.: 201105190048

23. Agreement Re: Easements including the terms, covenants and provisions thereof

Recording Date: December 31, 2013
Recording No.: 201312310098

EXHIBIT "A"**Exceptions
(continued)**

24. Waiver of 200 Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: March 1, 2013
Recording No.: 201303010105

25. 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

Grantor: State of Washington
Recording No.: 103819

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

26. 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 SKAGIT COUNTY SHORT PLAT NO. 54-88:

Recording No: 8812020005

27. Site Agreement including the terms, covenants and provisions thereof

Recording Date: October 8, 1993
Recording No.: 9310080078

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

Granted to: David A. Welts
Purpose: Ingress, egress, utilities and cul-de-sac
Recording Date: December 20, 1993
Recording No.: 9312200182

29. Findings of Fact Entry of Order No. VAR 94 013 including the terms, covenants and provisions thereof

Recording Date: October 24, 1994

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9410240042

30. 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 SKAGIT COUNTY SHORT PLAT NO. 94-008:

Recording No: 9603290058

31. 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

Recorded: April 1, 1996

Recording No.: 9604010105

32. 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: April 1, 1996

Recording No.: 9604010106

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

Granted to: Estate of Frederick D. Schmidt

Purpose: Ingress, egress and utilities

Recording Date: July 18, 1996

Recording No.: 9607180043

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

Granted to: Public Utility District No. 1 of Skagit County

Purpose: Water, sewer, electrical and communication lines and/or other similar public service related facilities

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: September 25, 2013
Recording No.: 201309250037

35. 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 SKAGIT COUNTY PLAT REVISION SURVEY OF SP93-057 AND SP94-008:

Recording No: 201312310100

36. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: December 31, 2013
Recording No.: 201312310101

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

Granted to: Public Utility District No. Skagit County, Washington
Purpose: Pipe or pipes or related facilities, along with necessary appurtenances for the transportation and control of water
Recording Date: March 24, 2017
Recording No.: 201703240103
Affects: Portion of said premises

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

In favor of: Puget Sound Energy, Inc.
Purpose: Utility systems for purposes of transmission, distribution and sale of electricity
Recording Date: February 5, 2018
Recording No.: 201802050159

39. Boundary Line Adjustment Statutory Warranty Deed including the terms, covenants and provisions thereof

Recording Date: July 18, 2018
Recording No.: 201807180016

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

EXHIBIT "A"**Exceptions
(continued)**

In favor of: Skagit County
 Purpose: Existing and future utilities, including extensions and improvements thereto
 Recording Date: December 24, 2018
 Recording No.: 201812240001
 Affects: Vacated Hermway Heights Road

41. 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 Plat of Cascade Highlands - Phase 1 and 3:

Recording No: 201904190032

42. 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: April 19, 2019
 Recording No.: 201904190033

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 2, 2019
 Recording No.: 201908020044

43. 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: Cascade Highlands HOA, a Washington nonprofit corporation, its successors and assigns
 Recording Date: April 19, 2019
 Recording No.: 201904190033

44. Plat lot of record certification, and the terms and conditions thereof:

Recording Date: April 19, 2019
 Recording No.: 201904190034

EXHIBIT "A"**Exceptions
(continued)**

45. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Skagit County, a political subdivision of the State of Washington
Purpose: Protected critical area easement
Recording Date: April 19, 2019
Recording No.: 201904190035
46. Bonding agreement, and the terms and conditions thereof:
- Recording Date: April 19, 2019
Recording No.: 201904190036
47. Order on Shorelines Substantial Development Permit, PL19-0017, and the terms and conditions thereof:
- Recording Date: September 13, 2019
Recording No.: 201909130008
48. City, county or local improvement district assessments, if any.