

When recorded return to:
Christine Dungan-Baker
534 Ruby Peak Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4007
Aug 30 2021
Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048533

CHICAGO TITLE CO.
620048533

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jaime Cayetano, an unmarried person as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Christine Dungan-Baker, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 59, "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): P124592 / 4892-000-059-0000

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 25, 2021

Jaime Cayetano
Jaime Cayetano

State of AZ

County of Maricopa

I certify that I know or have satisfactory evidence that
Jaime Cayetano
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: August 25, 2021



ALEGRIA TRINIDAD
Notary Public - Arizona
Maricopa Co. / #668016
Expires 04/10/2025

Alegria Trinidad
Name: Alegria Trinidad
Notary Public in and for the State of AZ
Residing at: Maricopa, Arizona
My appointment expires: 4-10-25

EXHIBIT "A"
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
Recording Date: March 30, 1903
Recording No.: Volume 49 of Deeds, Page 532
Affects: Lots 2, 3, 4, Portion Lots 5 and 6 through 8, portion Lots 9 and 10
The Company makes no representations about the present ownership of these reserved and excepted interests.
2. **Ordinance No. 2483 and the terms and conditions thereof:**
Recording Date: March 27, 1992
Recording No.: 9203270092
3. **Pre-Annexation 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
Affects: Lots 1 through 10
4. **Ordinance No. 2537 and the terms and conditions thereof:**
Recording Date: March 11, 1993
Recording No.: 9303110069
5. **Ordinance No. 2546 and the terms and conditions thereof:**
Recording Date: August 6, 1993
Recording No.: 9308060022
6. **Ordinance No. 2550 and the terms and conditions thereof:**
Recording Date: September 21, 1993
Recording No.: 9309210028
7. **Development 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
Affects: Lots 1 through 10

EXHIBIT "A"
Exceptions
(continued)

Modified by instrument:

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

8. Storm Drainage Release Easement Agreement and the terms and conditions thereof:

Executed by: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recording Date: July 27, 2001
Recording No.: 200107270065
Affects: Lots 1 through 10

9. Mitigation Agreement and the terms and conditions thereof:

Executed by: City of Sedro Woolley School District No. 101 and MVA Inc., a Washington corporation
Dated: July 5, 2001
Recording Date: July 27, 2001
Recording No.: 200107270077
Affects: Lots 1 through 10

10. Developer Extension Agreement and the terms and conditions thereof:

Executed by: M.C.A. Inc., a corporation and The City of Mount Vernon
Dated: July 27, 2001
Recording Date: August 22, 2001
Recording No.: 200108220046
Affects: Lots 1 through 10

Amended by instrument:

Recorded: July 1, 2005
Recording No.: 200507010181

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

Recording Date: May 23, 2002
Recording No.: 200205230079
Affects: Lots 1 through 10

Amended by instrument:

EXHIBIT "A"
Exceptions
(continued)

Recorded: June 3, 2002
Recording No.: 200206030153

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

Executed by: The Skagit Highlands, LLC and The Quadrant Corporation
Dated: October 21, 2004
Recording Date: November 1, 2004
Recording No.: 200411010178
Affects: Lots 1, 2 and 4

13. Memorandum of Agreement and the terms and conditions thereof:

Executed by: The Skagit Highlands, LLC and The Quadrant Corporation
Recording Date: November 1, 2004
Recording No.: 200411010179
Affects: Lots 1, 2 and 4

14. 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
Recording Date: March 1, 2005
Recording No.: 200503010088
Affects: Lots 1 to 4 and 10

15. 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

16. Master Plan Agreement and the terms and conditions thereof:

Recording Date: July 1, 2005
Recording No: 200507010182
Affects: Lots 1 through 10

17. Declaration for easements and covenant to share costs for Skagit Highlands and the terms and conditions thereof:

EXHIBIT "A"
Exceptions
(continued)

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

Amended by instrument(s)

Recorded: July 25, 2006
Recording No: 200607250099

18. 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 and the terms and conditions thereof:

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: 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, December 16, 2015 and August 10, 2017

Recording No.: 200604060049
Recording No.: 200605230088
Recording No.: 200605260150
Recording No.: 200608250117
Recording No.: 200612210068
Recording No.: 200806040066
Recording No.: 200902050087
Recording No.: 201510210021
Recording No.: 201510210022
Recording No.: 201510260101
Recording No.: 201510260102
Recording No.: 201512160015
Recording No.: 201708100003

Assignment of Declarant's Rights and the terms and conditions thereof:

Recording Date: July 25, 2006

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200607250100

19. Supplemental 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.: 200508170115

20. Water Service Contract Agreement and the terms and conditions thereof:

Executed by: 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

21. 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 the Plat of Skagit Highlands Division No. 3:

Recording No: 200605150163

22. Declaration of Lien Rights and the terms and conditions thereof:

Recording Date: November 3, 2006
Recording No.: 200611030164

23. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

24. 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

EXHIBIT "A"
Exceptions
(continued)

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."

25. Assessments, if any, levied by Mt Vernon.
26. City, county or local improvement district assessments, if any.