

When recorded return to:
Jose Luis Nolasco, Sr. and Marisela Nolasco
3039 Loch Ness Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4506
Sep 30 2021
Amount Paid \$9073.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COUNTY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049031

CHICAGO TITLE
620049031

STATUTORY WARRANTY DEED

THE GRANTOR(S) David C. Yenior, 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 Jose Luis Nolasco, Sr. and Marisela Nolasco, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10, HIGHLAND GREENS DIVISION 1, PHASE A, A PLANNED UNIT DEVELOPMENT,
RECORDED MAY 22, 2014 UNDER AUDITORS FILE NO. 201405220062, 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): P131902 / 6018-000-000-0010

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September ²⁹~~28~~, 2021

David C. Yenior

David C. Yenior

State of Alabama

County of Walker

I certify that I know or have satisfactory evidence that

David C. Yenior

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: 9/29/2021

Dylan Messimer
Name: Dylan Messimer
Notary Public in and for the State of Alabama
Residing at: Jefferson County
My appointment expires: 3/27/2022

DYLAN MESSIMER
Notary Public Alabama-State At Large
My Commission Expires March 27, 2022

EXHIBIT "A"
Exceptions

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

Granted to: Azziz Aghdassi and Maryann Aghdassi, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: February 16, 1983
Recording No.: 8302160009
Affects: Tract 1B of Highland Greens Div. I Ph. A and other property

2. Notice of Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: October 19, 2005
Recording No.: 200510190061

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 MOUNT VERNON BLA NO. LU05-095:

Recording No: 200512140111

4. 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 HIGHLAND GREENS A PLANNED UNIT DEVELOPMENT:

Recording No: 200612190063

5. 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: December 19, 2006
Recording No.: 200612190064

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"
Exceptions
(continued)

Recording Date: June 21, 2018
Recording No.: 201806210083

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 26, 2019
Recording No.: 201906260038

6. 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: Highland Greens Homeowners Association
Recording Date: December 19, 2006
Recording No.: 200612190064

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 3, 2007
Recording No.: 200705030057

Amendment of said Easement was recorded February 5, 2018 under Recording No. 201802050158.

8. 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 HIGHLAND GREENS LU04-093 FINAL PLAT OF DIVISION V:

Recording No: 200804070155

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 HIGHLAND GREENS DIVISION I PHASE A PLANNED UNIT DEVELOPMENT:

EXHIBIT "A"
Exceptions
(continued)

Recording No: 201405220062

10. 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: May 22, 2014
Recording No.: 201405220063

11. The Terms, Conditions and Reservations as disclosed in "Resolution No. 916":

Recording Date: September 16, 2016
Recording No.: 201609160029

12. 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."

13. Reservations and exceptions in United States Patents or In Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Mt Vernon.
15. City, county or local improvement district assessments, if any.