

**When recorded return to:**

Andres Arias Gonzalez and Rachel Valencia Arias  
4758 Mount Baker Loop  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620049433

Escrow No.: 620049433

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michelle R Jones and Mark Jones, 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 Andres Arias Gonzalez and Rachel Valencia Arias, husband  
and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 47, "SKAGIT HIGHLANDS, DIVISION II," AS PER PLAT RECORDED ON APRIL 4, 2006,  
UNDER AUDITOR'S FILE NO 200604040052, 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): P124267/ 4887-000-047-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-5042  
Nov 02 2021  
Amount Paid \$9251.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 26, 2021

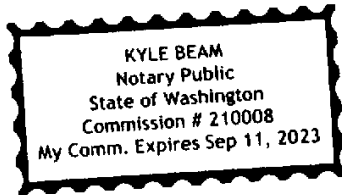
*[Signature]*  
Michelle R Jones

*[Signature]*  
Mark Jones

State of WA  
County of Whatcom

I certify that I know or have satisfactory evidence that  
Michelle R. Jones & Mark Jones  
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: 10-29-21



*[Signature]*  
Name: Kyle Beam  
Notary Public in and for the State of WA  
Residing at: Skagit  
My appointment expires: 9-11-23

**EXHIBIT "A"**  
**Exceptions**

1. 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.: Volume 49 of Deeds, page 532

No determination has been made as to the current ownership or other matters affecting said reservations.

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording No.: 838309  
 Recording No.: 9203270092  
 Recording No.: 9303110069  
 Recording No.: 9308060022  
 Recording No.: 9309210028

3. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005  
 Recording No.: 200507010182  
 Affects: Said plat and other property

4. Development Agreement and the terms and conditions thereof:

Between: The City of Mount Vernon and MVA, Inc., a Washington corporation  
 Recording Date: June 21, 2001  
 Recording No.: 200106210002  
 Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Recording No. 200507010182 .

5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation  
 Recording Date: July 27, 2001  
 Recording No.: 200107270065  
 Affects: Said plat and other property

**EXHIBIT "A"**

Exceptions  
(continued)

## 6. Mitigation Agreement, including the terms and conditions thereof;

Between: Sedro-Woolley School District No. 101 and MVA, Inc.  
Recorded: July 5, 2001  
Recording No.: 200107270077  
Providing: MVA, Inc.  
Affects: Said plat and other property

## 7. 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  
Recording Date: August 22, 2001  
Recording No.: 200108220046  
Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under Recording No. 200507010181.

## 8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Recording No. 200205230079 and as amended by instrument recorded June 3, 2002, under Recording No. 200206030153 .

## 9. Declaration of 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 No.: 200607250099  
Recording No.: 200806040066  
Recording No.: 200810160044

## 10. 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

Recording No.: 200511020084

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

Recording No.: 200604060049  
 Recording No.: 200605230088  
 Recording No.: 200605250083  
 Recording No.: 200605260150  
 Recording No.: 200607250100  
 Recording No.: 200608250117  
 Recording No.: 200612210068  
 Recording No.: 200806040066  
 Recording No.: 200810160044  
 Recording No.: 200902050087  
 Recording No.: 201510210021  
 Recording No.: 201510210022  
 Recording No.: 201510260101  
 Recording No.: 201510260102  
 Recording No.: 201512160015  
 Recording No.: 201708100003

11. 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

12. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: July 11, 2005  
 Recording No.: 200507110156  
 In favor of: Puget Sound Power and Light Company  
 Regarding: Electric transmission and/or distribution line

13. Agreement, including the terms and conditions thereof;

Between: Skagit Highlands, LLC, or its successors or assigns and Public Utility District No. 1 of Skagit County  
 Recording Date: October 7, 2005  
 Recording No.: 200510070093  
 Providing: Water Service Contract

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

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

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 Division II:

Recording No: 200604040052

15. 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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by City of Mount Vernon.