

When recorded return to:

Anna Ellis and Trevor W. Ellis
95th Place Southwest, G26
Mukilteo, WA 98275

GNW 21-13835

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel A. Fuentes and Alexandra L. Fuentes, a married couple, 15 nottingham dr, Howell, NJ 07731,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Anna Ellis and Trevor W. Ellis, wife and husband

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 57, Skagit Highlands Division 3

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P124590

Dated: December 16, 2021

[Signature]
Alexandra Fuentes

[Signature]
Daniel A. Fuentes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5769

Dec 17 2021

Amount Paid \$7445.00
Skagit County Treasurer
By Lena Thompson Deputy

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Order No.: 21-13835-KH

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of December, 2021 by Alexandra Fuentes and Daniel A. Fuentes.

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 554 Ruby Peak Avenue, Mount Vernon, WA 98273
Tax Parcel Number(s): P124590

Property Description:

Lot 57, "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

21-13835-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)
11. Terms and conditions of the Master Plan, recorded July 1, 2005 as Auditor's File No. 200505070182.
12. Agreement, affecting subject property, regarding Storm Drainage Release Easement and the terms and provisions thereof between Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation,
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recorded July 27, 2001 as Auditor's File No. 200107270065.

13. Agreement, affecting subject property, regarding Mitigation Agreement and the terms and provisions thereof between Sedro Woolley School district No. 101 and MVA, Inc., recorded July 27, 2001 as Auditor's File No. 200107270077.

14. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, unde Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 1, 2005, as Auditor's File No. 200503010068.

16. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:
Recorded: August 17, 2005
Auditor's No.: 200508170113
Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008 and October 16, 2008
Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066 and 200810160044 respectively

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, a Washington limited liability company, recorded August 17, 2005 as Auditor's File No. 200508170114.

Above covenants, conditions and restrictions were amended and recorded April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008, February 5, 2009, October 21, 2015 and August 10, 2017 as Auditor's File No. 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510210021, AND 201708100003 respectively.

ASSIGNMENT OF DECLARANT'S RIGHTS:

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006
Auditor's No.: 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126, respectively (200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

18. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, recorded August 17, 2005 as Auditor's File No. 200508170115.

Above covenants, conditions and restrictions were amended and recorded June 4, 2008 and October 16, 2008 as Auditor's File No. 200806040066 and 200810160044.

19. WATER SERVICE CONTRACT:

Dated: September 30, 2005
Recorded: October 7, 2005
Auditor's No.: 200510070093

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20. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Skagit Highlands, Division No. 3 recorded May 15, 2006 as Auditor's File No. 200605150163.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

21. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded February 23, 2018 as Auditor's File No. 201802230078.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

22. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowners Association.