

When recorded return to:
Sean Dobbins and Jennifer Dobbins
4755 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 CO.

620050117

Escrow No.: 620050117

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew David Babakan and Erin Amanda Babakan, 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 Sean Dobbins and Jennifer Dobbins, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 50, "SKAGIT HIGHLANDS, DIVISION II," AS PER PLAT RECORDED ON APRIL 4, 2006,
UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124270 / 4887-000-050-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-720

Feb 25 2022

Amount Paid \$9607.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 2/23/22

Andrew Babakan
Andrew David Babakan
Erin Babakan
Erin Amanda Babakan

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrew David Babakan and Erin Amanda Babakan 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: February 13, 2022
Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

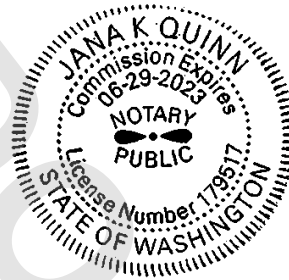


EXHIBIT "A"
Exceptions

1. 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: March 30, 1903 in Volume 49 of Deeds, page 532
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
Affects: Said plat and other property

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 838309, 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
Affects: Said plat and other property

3. Terms and conditions of the Master Plan;
Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
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
Recorded: June 21, 2001
Auditor's No.: 200106210002
Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Auditor's File 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
Recorded: July 27, 2001
Auditor's No(s): 200107270065, records of Skagit County, Washington
Affects: Said plat and other property

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

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

By: Sedro-Woolley School District No. 101
 And Between: MVA, Inc.
 Recorded: July 5, 2001
 Auditor's No.: 200107270077, records of Skagit County, Washington
 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
 Recorded: August 22, 2001
 Auditor's No.: 200108220046
 Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181.

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit County, Washington and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.
 Affects: Said plat and other property

9. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recorded: August 17, 2005
 Auditor's File No.: 200508170113, records of Skagit County, Washington
 Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recorded: July 25, 2006; June 4, 2008; October 16, 2008
 Auditor's No(s): 200607250099; 200806040066; 200810160044, records of Skagit County, Washington

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

EXHIBIT "A"Exceptions
(continued)

AMENDED by instrument(s):

Recorded: November 2, 2005; April 6, 2006, May 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008, October 16, 2008 and February 5, 2009, October 21, 2015, October 26, 2015, December 16, 2016 and August 10, 2017

Auditor's No(s).: 200511020084; 200604060049, 200605250083; 200605260150, 200607250100, 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 and 201708100003

11. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
Recorded: August 17, 2005
Auditor's File No.: 200508170115, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 11, 2005
Auditor's No(s).: 200507110156, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Affects: A strip of land 10 feet in width across all lots, tracts and open spaces located within the boundaries of all private/public street and road rights-of-way
Affects: All lots in Division II
13. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District No. 1 of Skagit County
And Between: Skagit Highlands, LLC, or its successors or assigns
Recorded: October 7, 2005
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water Service Contract
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 II:

Recording No: 200604040052

EXHIBIT "A"Exceptions
(continued)

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. Assessments, if any, levied by City of Mount Vernon.

John L. Scott
REAL ESTATE

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 19, 2022

between Sean Dobbins Jennifer Dobbins ("Buyer")
Buyer Buyer
and Erin Babakan Andrew Babakan ("Seller")
Seller Seller
concerning 4755 Mount Baker Loop Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticator
Sean Dobbins 01/20/2022
Buyer Date
Authenticator
Jennifer Dobbins 01/20/2022
Buyer Date

Authenticator
Andrew Babakan 01/21/22
Seller Date
Authenticator
Erin Babakan 01/21/22
Seller Date