

When recorded return to:
Joshua C Larkin and Heather N Wood
4702 Skagit River Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221343
Apr 01 2022
Amount Paid \$9963.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title Company
620051012

Escrow No.: 245449187

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rupinder Kaur and Sandeep Singh Ratte, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Joshua C Larkin and Heather N Wood, a married couple and
Heather N Bucklin, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10, "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): P124543 \ 4892-000-010-0000

STATUTORY WARRANTY DEED
(continued)

Dated: March 28, 2022

R. Kaur.

Rupinder Kaur

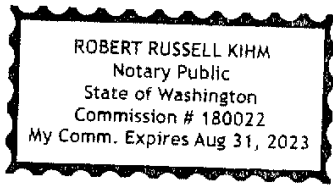
Sandeep Singh Ratte

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Rupinder Kaur and Sandeep Singh Ratte 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: 3/30/22


Name: Robert Russell Kihm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8/31/23



STATUTORY WARRANTY DEED
(continued)

Dated: March 28, 2022

Rupinder Kaur



Sandeep Singh Ratte

State of WASHINGTON
County of _____

I certify that I know or have satisfactory evidence that Rupinder Kaur and Sandeep Singh Ratte 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: _____

Notary Attached on ^(iv) 03-30-2022

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of KERN)

On MARCH 30, 2022 before me, Linda Voll, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared SANDEEP SINGH RATTE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Linda Voll
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED Document Date: 03-28-2022
Number of Pages: 2 Signer(s) Other Than Named Above: RUPINDER KAUR

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

SPECIAL EXCEPTIONS

Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.

Affects: Lots 2, 3, 4, Portion Lots 5 and 6 through 8, portion Lots 9 and 10

Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550:

Recording Date: March 27, 1992
Recording No.: 9203270092

Recording Date: March 11, 1993
Recording No.: 9303110069

Recording Date: August 6, 1993
Recording No.: 9308060022

Recording Date: September 21, 1993
Recording No.: 9309210028

Pre-Annexation Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon & Mount Vernon Association, Inc.
Recording Date: March 27, 1992
Recording No.: 9203270093

Development Agreement and the terms and conditions thereof:

Executed by: The City of Mount Vernon & MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002

Modification(s) of said instrument:

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

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

Executed by: Georgia Schopf, as her separate estate & MVA, Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270065

Mitigation Agreement and the terms and conditions thereof:

Executed by: City of Sedro Woolley School District No. 101 & MVA Inc., a Washington corporation
Recording Date: July 27, 2001
Recording No.: 200107270077

Developer Extension Agreement and the terms and conditions thereof:

Executed by: M.C.A. Inc., a corporation & the City of Mount Vernon
Recording Date: August 22, 2001
Recording No.: 200108220046

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 1, 2005
Recording No.: 200507010181

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

Recording Date: May 23, 2002
Recording No.: 200205230079

Modification(s) of said instrument:

Recording Date: June 3, 2002
Recording No.: 200206030153

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 Survey:

Recording No: 200506080122

Early Entry Agreement and the terms and conditions thereof:

Executed by: The Skagit Highlands, LLC & The Quadrant Corporation
Recording Date: November 1, 2004
Recording No.: 200411010178

Memorandum of Agreement and the terms and conditions thereof:

Executed by: The Skagit Highlands, LLC & The Quadrant Corporation
Recording Date: November 1, 2004
Recording No.: 200411010179

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 1, 2005
Recording No.: 200503010068
Affects: Portion of said premises

Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached:

Recording Date: August 17, 2005
Recording No.: 200508170113

Modification(s) of said instrument:

Recording Date: July 25, 2006
Recording No.: 200607250099

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: August 17, 2005
Recording No.: 200508170114

Partial Assignment of Declarant's Rights:

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 6, 2006
Recording No.: 200604060049

Recording Date: May 23, 2006
Recording No.: 200605230088

Recording Date: May 26, 2006
Recording No.: 200605260150

Recording Date: August 25, 2006
Recording No.: 200608250117

Recording Date: December 21, 2006
Recording No.: 200612210068

Recording Date: June 4, 2008
Recording No.: 200806040066

Recording Date: February 5, 2009
Recording No.: 200902050087

Recording Date: October 21, 2015
Recording No.: 201510210021

Recording Date: October 21, 2015
Recording No.: 201510210022

Recording Date: October 26, 2015
Recording No.: 201510260101

Recording Date: October 26, 2015
Recording No.: 201510260102

Recording Date: December 16, 2015
Recording No.: 201512160015

Recording Date: August 10, 2017
Recording No.: 201708100003

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: August 17, 2005
Recording No.: 200508170115

Terms and conditions of the Master Plan Agreement:

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

Water Service Contract Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County & Skagit Highlands, LLC or its successors or assigns
Recording Date: October 7, 2005
Recording No.: 200510070093

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 Skagit Highlands Division No. 3:

Recording No.: 200605150163

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

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."