

**When recorded return to:**  
Aaron Coleman and Janice Coleman  
531 Ruby Peak Avenue  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
A COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051814

**CHICAGO TITLE**  
620051814

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bradley Johnson and Trista Johnson, 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 Aaron Coleman and Janice Coleman, a married couple

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

LOT 29, "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): P124562 / 4892-000-029-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223746

Sep 12 2022

Amount Paid \$10141.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 31, 2022

Bradley Johnson  
Bradley Johnson

Trista Johnson  
Trista Johnson

State of Colorado  
County of Larimer

This record was acknowledged before me on 9-1-2022 by Bradley Johnson and Trista Johnson.

Martin S. De Jong  
(Signature of notary public)  
Notary Public in and for the State of Colorado  
My commission expires: 10-15-22

MARTIN S DE JONG NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20184040412 MY COMMISSION EXPIRES OCT 15, 2022
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**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

Recording No.: Volume 49, Page 532

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

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

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

Recording No.: 9203270092

Recording No.: 9303110069

Recording No.: 9308060022

Recording No.: 9309210028

3. Pre-Annexation Agreement and the terms and conditions thereof;

Between: City of Mount Vernon and Mount Vernon Association, Inc.

Recording Date: March 27, 1992

Recording No.: 9203270093

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

Modified by instrument(s):

Recording Date: July 1, 2005

Recording No.: 200507010182

5. Storm Drainage Release Easement Agreement and the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation

Dated: July 20, 2001

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

Recording Date: July 27, 2001  
Recording No.: 200107270065

6. Mitigation Agreement and the terms and conditions thereof;

Between: City of Sedro Woolley School District No. 101 and MVA Inc., a  
Washington corporation  
Dated: July 5, 2001  
Recording Date: July 27, 2001  
Recording No.: 200107270077

7. Developer Extension Agreement and the terms and conditions thereof;

Between: M.C.A. Inc., a corporation and the City of Mount Vernon  
Dated: July 27, 2001  
Recording Date: August 22, 2001  
Recording No.: 200108220046

Amended by instrument(s):

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

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

Recording Date: May 23, 2002  
Recording No.: 200205230079  
Amended by instrument(s):

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

9. 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

10. Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands and The Quadrant Corporation

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

Dated: October 21, 2004  
Recording Date: November 1, 2004  
Recording No.: 200411010178

11. Memorandum of Agreement and the terms and conditions thereof;

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

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

Recording Date: March 1, 2005  
Recording No.: 200503010068  
In favor of: Puget Sound Power & Light Company  
Regarding: Electric transmission and/or distribution line

13. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;

Recording Date: August 17, 2005  
Recording No.: 200508170113  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s);  
Recording Date: July 25, 2006  
Recording No.: 200607250099

14. 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

Partial Assignment of Declarant's Rights:

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

Assignment of Declarant's Rights:

Recording Date: July 25, 2006  
Recording No.: 200607250100

**EXHIBIT "A"**

Exceptions  
(continued)

Declaration amended / modified by instrument(s):

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

15. 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: Skagit Highlands Homeowners Association, a Washington non profit corporation  
Recording Date: August 17, 2005  
Recording No.: 200508170114

16. 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

17. Terms and conditions of the Master Plan Agreement;

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

18. Water Service Contract Agreement and the terms and conditions thereof;

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

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

Recording No.: 200510070093  
Regarding: Water service contract

19. 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 no.3:

Recording No: 200605150163

20. 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."

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