

When recorded return to:

Taylor Mark Welling and Natalie Michelle Romano  
3127 Loch Ness Loop  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238083

Sep 15 2023

Amount Paid \$8850.00

Skagit County Treasurer

By Shannon Burrow Deputy

GNW 23-18979

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Sanderson and Jamie Thurner, husband and wife, 4505 Eddie Lane, Birch Bay, WA 98230,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Taylor Mark Welling and Natalie Michelle Romano, husband and wife

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 20, Highland Greens, Div. 1, Ph. B

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): P134229

Dated: 9/14/2023

Mark Sanderson  
Mark Sanderson

Jamie Lea Thurner  
Jamie Lea Thurner

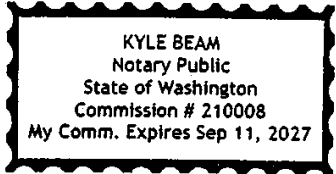
STATE OF WASHINGTON  
COUNTY OF SKAGIT <sup>whatecom</sup>  
<sub>KB</sub>

This record was acknowledged before me on 14 day of September, 2023 by Mark Sanderson and Jamie Lea Thurner.

*[Handwritten Signature]*  
Signature

Notary  
Title

My commission expires: 9-11-<sup>\*27</sup>~~2023~~



UNOFFICIAL DOCUMENT

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 3127 Loch Ness Loop, Mount Vernon, WA 98273  
Tax Parcel Number(s): P134229

**Property Description:**

Lot 20, Plat of "HIGHLAND GREENS, DIVISION 1, PHASE B, A PLANNED UNIT DEVELOPMENT, as per plat recorded June 21, 2018 under Skagit County Auditor's File No. 201806210062, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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**EXHIBIT B**

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9. 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 recorded on December 14, 2005 as Auditor's File No. 200512140111.

10. 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 Highland Greens, a Planned Unit Development recorded on December 19, 2006 as Auditor's File No. 200612190063.

Said Plat shows lots, streets and other matters NOT shown on the subsequent plat of "Highland Greens LU 04- 093, A Planned Unit Development, Final Plat of Division V".

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Hansell/Mitzel LLC, recorded on December 19, 2006 as Auditor's File No. 200612190064.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

Above covenants, conditions and restrictions were amended and recorded as Auditor's File Nos. 201806210063 and 201806290169

12. 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 on May 3, 2007, as Auditor's File No. 200705030057.

Said instrument was amended by instrument recorded on February 5, 2018, under Auditor's File No. 201802050158.

13. 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 Highland Greens, Division 1 Phase A recorded on May 22, 2014 as Auditor's File No. 201405220062.

14. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Hansell/Mitzel, LLC, recorded on May 22, 2014 as Auditor's File No. 201405220063.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

15. Regulatory notice/agreement regarding Resolution No. 916 (Development Agreement) that may include covenants, conditions and restrictions affecting the subject property, recorded on September 16, 2016 as Auditor's File No. 201609160029 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said

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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.

16. 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 Highland Greens, Division 1, Phase B recorded on June 21, 2018 as Auditor's File No. 201806210062.