

**When recorded return to:**  
Chakong Thao and Ellina Xiong  
4701 Mount Baker Loop  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249752  
Mar 01 2024  
Amount Paid \$8939.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

Escrow No.: 620055464

*620055464*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Camrin M. Kope and Faith M. Dawson, 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 Chakong Thao and Ellina Xiong, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 73, "SKAGIT HIGHLANDS, DIVISION II" AS PER PLAT RECORDED ON APRIL 4, 2006,  
UNDER AUDITOR'S FILE NO. 200604040052, 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): P124293 / 4887-000-073-0000


Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: 2/23/24

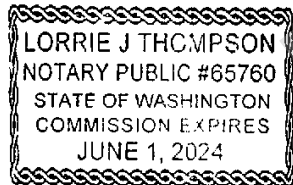
  
Camrin M. Kope

  
Faith M. Dawson

State of Washington  
County of Skagit

This record was acknowledged before me on 2-23-2024 by Camrin M. Kope and Faith M. Dawson.

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 6-1-2024



**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

Grantor: State of Washington  
Recording No.: Volume 49 of Deeds, Page 532

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

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording Nos.: 838309, 9203270092, 9303110069, 9308060022 and 9309210028

Affects: Said plat and other property

3. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005  
Recording No.: 200507010182  
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  
Recording Date: June 21, 2001  
Recording No.: 200106210002  
Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Recording 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  
Recording Date: July 27, 2001  
Recording No.: 200107270065  
Affects: Said plat and other property

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

**EXHIBIT "A"**

**Exceptions  
(continued)**

Between: M.V.A., Inc., a corporation and the City of Mount Vernon  
Dated: June 27, 2001  
Recording Date: August 22, 2001  
Recording No.: 200108220046  
Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under Recording No. 200507010181.

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

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

Said document was amended by instrument recorded June 3, 2002, under Recording No. 200206030153.

Affects: Said plat and other property

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

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

AMENDED by instrument(s):

Recording Nos.: 200607250099, 200806040066 and 200810160044

9. 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

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200511020084  
Recording No.: 200604060049  
Recording No.: 200605250083  
Recording No.: 200605260150

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200607250100  
Recording No.: 200608250117  
Recording No.: 200612210068  
Recording No.: 200806040066  
Recording No.: 200810160044  
Recording No.: 200902050087  
Recording No.: 201510210021  
Recording No.: 201510210022  
Recording No.: 201510260101  
Recording No.: 201510260102  
Recording No.: 201512160015  
Recording No.: 201708100003

10. 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 nonprofit corporation  
Recording Date: August 17, 2005  
Recording No.: 200508170114

11. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recording Date: August 17, 2005  
Recording No.: 200508170115  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

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

Recording Date: July 11, 2005  
Recording No.: 200507110156  
In favor of: Puget Sound Power and Light Company  
Regarding: Electric transmission and/or distribution line  
Affects: All lots in Division II

13. Agreement, including the terms and conditions thereof;

Between: Skagit Highlands, LLC, or its successors or assigns and Public Utility District No. 1 of Skagit County  
Recording Date: October 7, 2005  
Recording No.: 200510070093  
Regarding: Water Service Contract

**EXHIBIT "A"**

Exceptions  
(continued)

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

15. Assessments, if any, levied by Mt Vernon.
16. City, county or local improvement district assessments, if any.
17. 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."

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 15, 2024  
between Chakong Thao Ellina Xiong ("Buyer")  
Buyer Buyer  
and Camrin M Kope Faith M Dawson ("Seller")  
Seller Seller  
concerning 4701 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.

Authenticate:  
Chakong Thao 01/15/2024  
Buyer Date

Authenticate:  
Camrin M Kope 01/16/24  
Seller Date

Authenticate:  
Ellina Xiong 01/15/2024  
Buyer Date

Authenticate:  
Faith M Dawson 01/16/24  
Seller Date