

**When recorded return to:**  
Kevin See and Aracely See  
1520 Cleveland Ave  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20240760  
May 29 2024  
Amount Paid \$9651.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Chicago Title                      **STATUTORY WARRANTY DEED**                      620056296

THE GRANTOR(S) John Hampton Triplett, Jr, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Kevin See and Aracely See, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 66, SKAGIT HIGHLANDS, DIVISION II, ACCORDING TO THE PLAT THEREOF,  
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.)

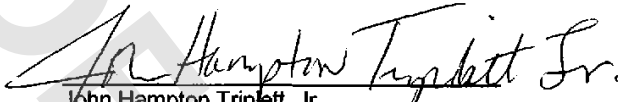
Tax Parcel Number(s): P124286 / 4887-000-066-0000,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

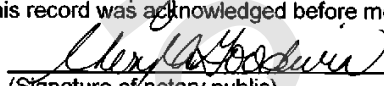
Dated: May 15, 2024

  
John Hampton Triplett, Jr

State of Washington

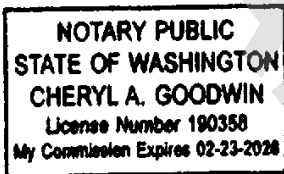
County of Spokane

This record was acknowledged before me on May 18, 2024 by John Hampton Triplett, Jr.

  
(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 2-23-2028



**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, Page 532  
NOTE: This exception does not include present ownership of the above mineral rights.  
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. City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:  
Recording No. 838309  
Recording No. 9203270092  
Recording No. 9303110069  
Recording No. 9308060022  
Recording No. 9309210028
3. Terms and conditions of the Master Plan;  
Recorded: July 1, 2005  
Recording 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  
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  
Recorded: July 27, 2001  
Recording No.: 200107270065, records of Skagit County, Washington  
Affects: Said plat and other property
6. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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, as recorded May 23, 2002, under Recording No. 200205230079, records of Skagit County, Washington and as amended by instrument recorded June 3, 2002, under Recording No. 200206030153, records of Skagit County, Washington.  
Affects: Said plat and other property
8. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;  
Recorded: August 17, 2005  
Recording 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  
Recording No.: 200607250099  
Recording No.: 200806040066  
Recording No.: 200810160044, records of Skagit County, Washington
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  
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

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

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;  
Recorded: August 17, 2005  
Recording No. 200508170115, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Power and Light Company  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Recording Date: July 11, 2005  
Recording No.: 200507110156  
Affects: Portion of said premises
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  
Recording 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 2:  
Recording No: 200604040052
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

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

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. City, county or local improvement district assessments, if any