

When recorded return to:
Jessica Noel and Kevin Noel
4663 Glacier Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240809
May 31 2024
Amount Paid \$8761.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620056199

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056199

STATUTORY WARRANTY DEED

THE GRANTOR(S) Livingston Clifton McLeod and Brittany Shade McLeod, 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 Jessica Noel and Kevin Noel, a married couple and Douglas Wayne Smith and Katherine Frances Smith, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 34, PLAT OF SKAGIT HIGHLANDS DIVISION 3, AS PER PLAT RECORDED MAY 15, 2006 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): P124567 / 4892-000-034-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 29, 2024

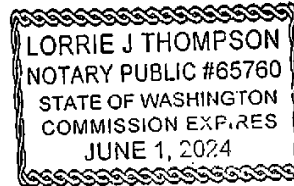
Livingston Clifton McLeod

By: Brittany Shade McLeod

Livingston Clifton McLeod by Brittany Shade McLeod as Attorney in fact

Brittany Shade McLeod

Brittany Shade McLeod



State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on 5-29-2024 by Brittany Shade McLeod as Attorney in Fact of Livingston Clifton McLeod.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WASHINGTON

My commission expires: 6-1-2024

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on 5-29-2024 by Brittany Shade McLeod.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WASHINGTON

My commission expires: 6-1-2024

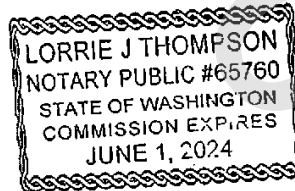


EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed
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. 2463, 2532, 2546 and 2550:
Recording Nos.: 9203270092, 9303110069, 9308060022 and 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
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

EXHIBIT "A"
Exceptions
(continued)

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
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);

EXHIBIT "A"

Exceptions
(continued)

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

Declaration amended / modified by instrument(s):

Recording Nos.: 200604060049, 200605230088, 200605260150, 200608250117, 200612210068, 200806040066, 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 and 201708100003.

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

Recording Date: August 17, 2005

EXHIBIT "A"Exceptions
(continued)

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

16. Terms and conditions of the Master Plan Agreement;

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

17. 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
 Recording No.: 200510070093
 Regarding: Water service contract

18. 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 o f Skagit Highlands Division No. 3:

Recording No: 200605150163

19. 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."

EXHIBIT "A"
Exceptions
(continued)

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