

**When recorded return to:**

Lemuel Pascual and Arminda Pascual  
4669 Glacier Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241043  
Jun 21 2024

Amount Paid \$8501.12  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

15215 SE 272nd St., Suite 101  
Kent, WA 98042

Chicago Title  
620056037

Escrow No.: 0274522-OC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Lynne A. Sloan, Personal Representative of The Estate of Joseph L Pepia  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Lemuel Pascual and Arminda Pascual, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 35, plat of Skagit Highlands Division 3, as per plat 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): P124568/4892-000-035-0000

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully  
incorporated herein.

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

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife,

Recorded: March 30, 1903 in Volume 49 of Deeds, page 532.

Affects: Lots 2, 3, 4, Portion Lots 5 and 6 through 8, portion Lots 9 and 10

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

Terms and conditions contained in City of Mount Vernon Ordinance No. 2463:

Recording Date: March 27, 1993

Recording No.: 9203270092

Terms and conditions contained in City of Mount Vernon Ordinance No. 2532:

Recording Date: March 11, 1993

Recording No.: 9303110069

Terms and conditions contained in City of Mount Vernon Ordinance No. 2546:

Recording Date: August 6, 1993

Recording No.: 9308060022

Terms and conditions contained in City of Mount Vernon Ordinance No. 2550:

Recording Date: September 21, 1993

Recording No.: 9309210028

**STATUTORY WARRANTY DEED**  
(continued)

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

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

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

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

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

Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof;  
Recorded: May 23, 2002  
Recording No.: 200205230079  
Modification(s) of said instrument:  
Recording Date: June 3, 2002  
Recording No.: 200206030153

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

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

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

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

**STATUTORY WARRANTY DEED**  
(continued)

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

Terms and conditions of the Master Plan Agreement;  
Recording Date: July 1, 2005  
Recording No.: 200507010182

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

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  
Recorded: 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

Modification(s) of said covenants, conditions and restrictions  
Recording Date: April 6, 2006  
Recording No.: 200604060049

Modification(s) of said covenants, conditions and restrictions  
Recording Date: May 23, 2006  
Recording No.: 200605230088

Modification(s) of said covenants, conditions and restrictions  
Recording Date: May 26, 2006  
Recording No.: 200605260150

Modification(s) of said covenants, conditions and restrictions  
Recording Date: August 25, 2006  
Recording No.: 200608250117

Modification(s) of said covenants, conditions and restrictions  
Recording Date: December 21, 2006  
Recording No.: 200612210068

Modification(s) of said covenants, conditions and restrictions  
Recording Date: June 4, 2008  
Recording No.: 200806040066

Modification(s) of said covenants, conditions and restrictions  
Recording Date: February 5, 2009  
Recording No.: 200902050087

Modification(s) of said covenants, conditions and restrictions  
Recording Date: October 21, 2015

**STATUTORY WARRANTY DEED**  
(continued)

Recording No.: 201510210021

Modification(s) of said covenants, conditions and restrictions  
Recording Date: October 21, 2015  
Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions  
Recording Date: October 26, 2015  
Recording No.: 201510260101

Modification(s) of said covenants, conditions and restrictions  
Recording Date: October 26, 2015  
Recording No.: 201510260102

Modification(s) of said covenants, conditions and restrictions  
Recording Date: December 16, 2015  
Recording No.: 201512160015

Modification(s) of said covenants, conditions and restrictions  
Recording Date: August 10, 2017  
Recording No.: 201708100003

Liens and charges as set forth in the above mentioned declaration,  
Payable to: Skagit Highlands Homeowners Association  
20. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands  
Residential Property,  
Skagit Highlands West Neighborhood, as hereto attached;  
Recorded: August 17, 2005  
Recording No.: 200508170115  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

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  
Recorded: October 7, 2005  
Recording No.: 200510070093

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

Declaration of Lien Rights, and the terms and conditions thereof:  
Recording Date: December 20, 2006  
Recording No.: 200612200145

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

**STATUTORY WARRANTY DEED**  
(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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

Dated: 6.15.24

The Estate of Joseph L Pepia

BY: Lynne A. Sloan, Pers Rep  
Lynne A. Sloan  
Personal Representative

State of WA  
County of KING

This record was acknowledged before me on 6.15.24 by Lynne A. Sloan as Personal Representative of Estate of Joseph Lemoyne Pepia.

[Signature]

(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 8/9/27

