

When recorded return to:

Carlee Rustemeyer and Peter A. Rustemeyer
511 Ruby Peak Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241162
Jun 28 2024
Amount Paid \$9918.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20679-TB

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fernando Ismael Ruiz and Margarita Ruiz, husband and wife, 3342 Del Marino Street, Las Vegas, NV 89121,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Carlee Rustemeyer and Peter A. Rustemeyer, wife and husband

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 31, PLAT OF SKAGIT HIGHLANDS DIVISION 3

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): P124564

Dated: 06-22-2024

[Signature]
Fernando Ismael Ruiz

[Signature]
Margarita Ruiz

Statutory Warranty Deed
LPB 10-05

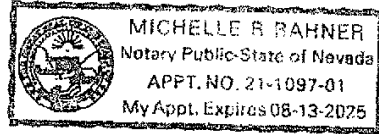
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22 day of June, 2024 by Fernando Ismael Ruiz and Margarita Ruiz.

Michelle R. Bahner
Signature

Notary Public
Title

My commission expires: 08/13/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 511 Ruby Peak Avenue, Mount Vernon, WA 98273
Tax Parcel Number(s): P124564

Property Description:

Lot 31, 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.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

24-20679-KH

9. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

10. Terms and conditions of the Master Plan, recorded July 1, 2005 as Auditor's File No. 200505070182.

11. Agreement, affecting subject property, regarding Storm Drainage Release Easement and the terms and provisions thereof between Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation, recorded July 27, 2001 as Auditor's File No. 200107270065.

12. Agreement, affecting subject property, regarding Mitigation Agreement and the terms and provisions thereof between Sedro Woolley School district No. 101 and MVA, Inc., recorded July 27, 2001 as Auditor's File No. 200107270077.

13. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.

14. 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 March 1, 2005, as Auditor's File No. 200503010068.

15. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005

Auditor's No.: 200508170113

Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25,

2006, August 25, 2006, June 4, 2008 and October 16, 2008

Auditor's No.: 200604060049, 200605250083, 200605260150,

200607250099, 200608250117, 200806040066 and 200810160044 respectively

16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, a Washington limited liability company, recorded August 17, 2005 as Auditor's File No. 200508170114.

Above covenants, conditions and restrictions were amended and recorded April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008, February 5, 2009, October 21, 2015 and August 10, 2017 as Auditor's File No. 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510210021, AND 201708100003 respectively.

ASSIGNMENT OF DECLARANT'S RIGHTS:

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July

25, 2006, and August 7, 2006

Auditor's No.: 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126, respectively

Statutory Warranty Deed
LPB 10-05

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(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, recorded August 17, 2005 as Auditor's File No. 200508170115.

Above covenants, conditions and restrictions were amended and recorded June 4, 2008 and October 16, 2008 as Auditor's File No. 200806040066 and 200810160044.

18. WATER SERVICE CONTRACT:

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093

19. 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 Plat of Skagit Highlands, Division No. 3 recorded May 15, 2006 as Auditor's File No. 200605150163.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

20. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded April 27, 2021 as Auditor's File No. 202104270124.

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