

202407090099

07/09/2024 03:36 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Marissa Fontaine and Gary Don Fontaine, Jr.
5449 Emerald Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241260
Jul 09 2024
Amount Paid \$8157.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Chicago Title
620056596

THE GRANTOR(S) James Andrew Roberts and Margaret Elise Roberts, 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 Marissa Fontaine and Gary Don Fontaine, Jr., a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 188, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), ACCORDING TO THE PLAT
THEREOF RECORDED ON DECEMBER 21, 2006 UNDER RECORDING NO. 200612210067,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

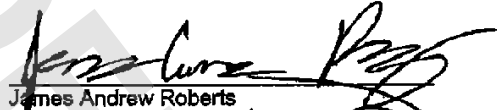
Tax Parcel Number(s): P125400 / 4915-000-188-0000,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2024



James Andrew Roberts



Margaret Elise Roberts

State of mo.

County of Jackson

This record was acknowledged before me on 6-26-24 by James Andrew Roberts and Margaret Elise Roberts.



(Signature of notary public)

Notary Public in and for the State of mo.

My commission expires: 3-12-25

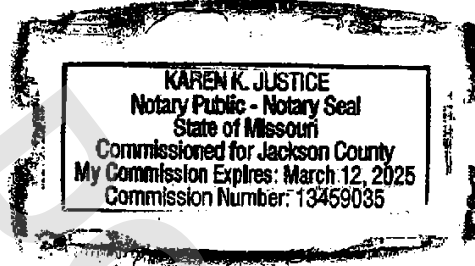


EXHIBIT "A"
Exceptions

Reservations and recitals contained in the Deed as set forth below:

Recording Date: March 30, 1903

Recording No.: Volume 49 Deeds, page 532

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

Reservations and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912

Recording No.: 94380

Ordinance No. 2483 and the terms and conditions thereof:

Recording Date: March 27, 1992

Recording No.: 9203270092

Said Ordinance No. 2483 was corrected for inadvertent Scrivener's Error in Ordinance No. 2532 recorded on March 11, 1993 under Recording No. 9303110069.

Ordinance No. 2546 and the terms and conditions thereof:

Recording Date: August 6, 1993

Recording No.: 9308060022

Said Ordinance No. 2546 was corrected for Scrivener's Error in Ordinance No. 2550 recorded on September 21, 1993 under Recording No. 9309210028.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line

Recording Date: September 27, 1960

Recording No.: 599210

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line

Recording Date: September 23, 1980

Recording No.: 8009230001

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Drainage

Recording Date: June 8, 1988

Recording No.: 8806080008

Developer Extension Agreement, including the terms and conditions thereof;

Between: M.V.A, Inc., a corporation and the City of Mt. Vernon

Recording Date: August 22, 2001

Recording No.: 200108220046

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

Affects: Said plat and other property
AMENDED by instrument(s):
Recording Date: July 1, 2005
Recording No.: 200507010181

Storm Drainage Release Easement Agreement, including the terms and conditions thereof;
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

Development Agreement, including the terms and conditions thereof;
Between: The City of Mt. Vernon and MVA, Inc., a Washington corporation
Recording Date: June 21, 2001
Recording No.: 200106210002
Providing: Said plat and other property

Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof,
Recording Date: May 23, 2002
Recording No.: 200205230079
Affects: Said plat and other property
AMENDED by instrument(s):
Recording Date: June 3, 2002
Recording No.: 200206030153

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: March 1, 2005
Recording No.: 200503010068
Affects: Portion of said premises

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

Master Plan and the terms and conditions thereof:
Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property

EXHIBIT "A"Exceptions
(continued)

Agreement, including the terms and conditions thereof;
Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its
successor or assigns
Recording Date: October 7, 2005
Recording No.: 200510070093
Providing: Water Service Contract

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 No.: 200607250099
Recording No.: 200806040066
Recording No.: 200810160044

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

AMENDED by instrument(s):
Recording Date: November 2, 2005
Recording No.: 200511020084
Recording Date: April 6, 2006
Recording No.: 200604060049
Recording Date: May 25, 2006
Recording No.: 200605250083
Recording Date: May 26, 2006
Recording No.: 200605260150
Recording Date: August 25, 2006
Recording No.: 200608250117
Recording Date: December 21, 2006
Recording No.: 200612210068
Recording Date: June 4, 2008
Recording No.: 200806040066
Recording Date: October 16, 2008
Recording No.: 200810160044
Recording Date: February 5, 2009
Recording No.: 200902050087
Recording Date: October 21, 2015
Recording No.: 201510210021

EXHIBIT "A"

Exceptions
(continued)

Recording Date: October 21, 2015
Recording No.: 201510210022
Recording Date: October 26, 2015
Recording No.: 201510260101
Recording Date: October 26, 2015
Recording No.: 201510260102
Recording Date: December 16, 2015
Recording No.: 201512160015
Recording Date: August 10, 2017
Recording No.: 201708100003

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.: 200508170115

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Sanitary sewage and storm drainage facilities

Recording Date: September 20, 2006

Recording No.: 200609200081

Affects: A strip across said premises

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 V (Phase 1):

Recording No: 200612210067

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: Electric transmission and/or distribution line

Recording Date: March 19, 2007

Recording No.: 200703190207

Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Waterline

EXHIBIT "A"Exceptions
(continued)

Recording Date: March 29, 2007
Recording No.: 200703290063
Affects: Tract AU1

Declaration of Lien Rights and the terms and conditions thereof:
Recording Date: April 29, 2008
Recording No.: 200804290150

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

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."