

**When recorded return to:**  
Brendan Schmid and Shannon Schmid  
467 Vine Maple Way  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245465230

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242135

Sep 13 2024

Amount Paid \$8293.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Chicago Title  
620056746

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Travis Henry Seamans and Jessica Alicia Seamans, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys and warrants to Brendan Schmid and Shannon Schmid, a married couple and  
Michele Davis, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 60, Plat of Skagit Highlands Division 3, According to the plat thereof, recorded under Auditor's  
File No. 200605150163, records of Skagit County, Washington.

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

Tax Parcel Number(s): P124593 / 4892-000-060-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 9-5-2024

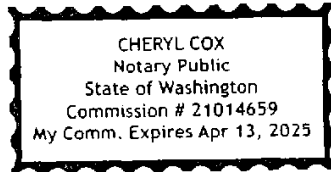
[Signature]  
Travis Henry Seamans

[Signature]  
Jessica Alicia Seamans

State of Washington  
County of Kittitas

This record was acknowledged before me on September 5, 2024 by Jessica Alicia Seamans and Travis Henry Seamans.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: April 13, 2025



**EXHIBIT "A"**  
Exceptions

**SPECIAL EXCEPTIONS:**

Reservation of minerals and mineral rights, etc. contained in deed from 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

Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded March 27, 1993, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.  
Affects: Lots 1 through 10

Pre-Annexation Agreement and the terms and conditions thereof;  
Between: City of Mount Vernon  
And: Mount Vernon Association, Inc.  
Recorded: March 27, 1992  
Auditor's File No.: 9203270093, records of Skagit County, Washington  
Affects: Lots 1 through 10

Development Agreement and the terms and conditions thereof;  
Between: The City of Mount Vernon  
And: MVA, Inc., a Washington corporation  
Recorded: June 21, 2001  
Auditor's File No.: 200106210002, records of Skagit County, Washington  
Affects: Lots 1 through 10

Modified by Instrument;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington

**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  
**Recorded:** July 27, 2001  
**Auditor's No.:** 200107270065, records of Skagit County, Washington  
**Affects:** Lots 1 through 10

**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  
**Recorded:** July 27, 2001  
**Auditor's File No.:** 200107270077, records of Skagit County, Washington  
**Affects:** Lots 1 through 10

**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  
**Recorded:** August 22, 2001  
**Auditor's File No.:** 200108220046, records of Skagit County, Washington  
**Affects:** Lots 1 through 10

**Amended by instrument;**

**Recorded:** July 1, 2005  
**Auditor's File No.:** 200507010181, records of Skagit County, Washington

**Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit County, Washington.**

**Affects:** Lots 1-through 10

**Amended by instrument;**

**Recorded:** June 3, 2002  
**Auditor's File No.:** 200206030153, records of Skagit County, Washington

**Matters disclosed by Record of Survey;**

**Filed:** June 8, 2005  
**Auditor's File No.:** 200506080122, records of Skagit County, Washington

Early Entry Agreement and the terms and conditions thereof;  
Between: The Skagit Highlands, LLC  
And: The Quadrant Corporation  
Dated: October 21, 2004  
Recorded: November 1, 2004  
Auditor's File No.: 200411010178, records of Skagit County, Washington  
Regarding: See instrument for full particulars  
Affects: Lots 1, 2 and 4

Memorandum of Agreement and the terms and conditions thereof;  
Between: The Skagit Highlands, LLC  
And: The Quadrant Corporation  
Dated: Not disclosed  
Recorded: November 1, 2004  
Auditor's File No.: 200411010179, records of Skagit County, Washington  
Regarding: See instrument for full particulars  
Affects: Lots 1, 2 and 4

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 1, 2005  
Auditor's No(s): 200503010068, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Lots 1 to 4 and 10

Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;  
Recorded: August 17, 2005  
Auditor's File 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  
Auditor's Nos. 200607250099, records of Skagit County, Washington

Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, as hereto attached;

Recorded: August 17, 2005  
Auditor's File No.: 200508170114, records of Skagit County, Washington

Partial Assignment of Declarant's Rights;

Recorded: May 26, 2006  
Auditor's File No.: 200605260149, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 26, 2006, April 6, 2006, May 23, 2006, May 26, 2006, August 25, 2006, December 21, 2006, June 4, 2008, February 5, 2009, October 26, 2015 December 16, 2015 and August 10, 2017  
Auditor's No(s): 200604060049, 200605230088, 200605260150, 200608250117, 200612210068, 200806040066, 200902050087, 201510210021, 201510210022, 201510260102, 201510260101, 201512160015 and 201708100003 records of Skagit County, Washington

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

Recorded: August 17, 2005  
Auditor's File No.: 200508170115, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

Terms and conditions of the Master Plan Agreement;

Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington  
Affects: Lots 1 through 10

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  
Auditor's File No.: 200510070093, records of Skagit County, Washington  
Regarding: Water service contract

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 SKAGIT HIGHLANDS DIVISION NO. 3:

Recording No: 200605150163:

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



## Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.