

202409300257

09/30/2024 02:28 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Estanislado Zavala Montalvo
4713 Mount Baker Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242359
Sep 30 2024
Amount Paid \$9312.80
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056934

CHICAGO TITLE
620056934

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shannon K. Corey, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Estanislado Zavala Montalvo, an unmarried man and Sonia Gallardo Cova, an unmarried woman

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

LOT 67, SKAGIT HIGHLANDS, DIVISION II, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2006 UNDER RECORDING NO. 200604040052, 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): P124287 / 4887-000-067-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: 9/25/24


Shannon K. Corey

State of Washington

County of SKagit

This record was acknowledged before me on September 25, 2024 by Shannon K. Corey.


(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

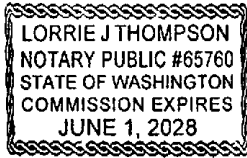


EXHIBIT "A"
Exceptions

SPECIAL EXCEPTIONS:

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: Volume 49 of Deeds, Page 532

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

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording No.: 838309
Recording No.: 9203270092
Recording No.: 9303110069
Recording No.: 9308060022
Recording No.: 9309210028

Affects: Said plat and other property

3. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Said plat and other property

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
Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Recording No. 200507010182.

EXHIBIT "A"
Exceptions
(continued)

5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);

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

6. Mitigation Agreement, including the terms and conditions thereof;

Between: Sedro-Woolley School District No. 101 and MVA, Inc.
Recording Date: July 5, 2001
Recording No.: 200107270077
Providing: MVA, Inc.
Affects: Said plat and other property

7. Developer Extension Agreement and the terms and conditions thereof;

Between: M.V.A., Inc., a corporation and the City of Mount Vernon
Dated: June 27, 2001
Recording Date: August 22, 2001
Recording No.: 200108220046
Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under 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

Said document was amended by instrument recorded June 3, 2002, under Recording No. 200206030153.

Affects: Said plat and other property

9. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recording Date: August 17, 2005
Recording No.: 200508170113

EXHIBIT "A"

Exceptions
(continued)

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

AMENDED by instrument(s):

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

10. 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
Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording No.: 200511020084
Recording No.: 200604060049
Recording No.: 200605250083
Recording No.: 200605260150
Recording No.: 200607250100
Recording No.: 200608250117
Recording No.: 200612210068
Recording No.: 200806040066
Recording No.: 200810160044
Recording No.: 200902050087
Recording No.: 201510210021
Recording No.: 201510210022
Recording No.: 201510260101
Recording No.: 201510260102
Recording No.: 201512160015
Recording No.: 201708100003

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skagit Highlands Homeowners Association, a Washington nonprofit corporation, its successors or assign
Recording Date: August 17, 2005
Recording No.: 200508170114

EXHIBIT "A"
Exceptions
(continued)

12. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
- Recording Date: August 17, 2005
Recording No.: 200508170115
Executed By: Skagit Highlands, LLC, a Washington limited liability company
13. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recording Date: July 11, 2005
Recording No.: 200507110156
In favor of: Puget Sound Power and Light Company
Regarding: Electric transmission and/or distribution line
Affects: All lots in Division II
14. Agreement, including the terms and conditions thereof;
- Between: Skagit Highlands, LLC, or its successors or assigns and Public Utility District No. 1 of Skagit County
Recording Date: October 7, 2005
Recording No.: 200510070093
Regarding: Water Service Contract
15. 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 II:
- Recording No: 200604040052
16. 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

EXHIBIT "A"

Exceptions
(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."

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
18. Assessments, if any, levied by the City of Mount Vernon.
19. City, county or local improvement district assessments, if any.