

202410170028

10/17/2024 11:03 AM Pages: 1 of 11 Fees: \$313.50  
Skagit County Auditor, WA

**When recorded return to:**  
Troy Alan Hirschhorn and Barbara Gadingan  
740 Crested Butte Boulevard  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242590

Oct 17 2024

Amount Paid \$11431.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Chicago Title  
620057250

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Katie J Kokinakos and Nicholas S Kokinakos, 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 Troy Alan Hirschhorn and Barbara Gadingan, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 411, PLAT OF SKAGIT HIGHLANDS DIVISION V PHASE I, ACCORDING TO THE PLAT  
THEREOF RECORDED ON DECEMBER 21, 2006 UNDER AUDITOR'S FILE 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): P125556 / 4915-000-411-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 10-15-24

Katie J Kokinakos  
Katie J Kokinakos

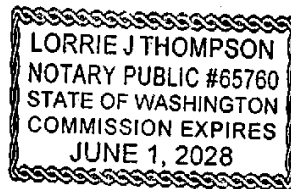
Nicholas S Kokinakos  
Nicholas S Kokinakos

State of Washington

County of Skagit

This record was acknowledged before me on October 15, 2024 by Katie J Kokinakos and Nicholas S Kokinakos.

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



**EXHIBIT "A"**  
Exceptions

1. 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  
Recording Date: March 30, 1903 in Volume 49 Deeds, page 532  
Recording No. 43547  
Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10  
NOTE: This exception does not include present ownership of the above mineral rights.
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483 and the terms and conditions thereof:  
Recording Date: March 27, 1992  
Recording No.: 9203270092  
Affects: Said Plat and other property
3. Terms and conditions contained in City of Mt. Vernon Ordinance No. 2532 and the terms and conditions thereof:  
Recording Date: March 11, 1993  
Recording No.: 9303110069  
Affects: Said Plat and other property
4. Terms and conditions contained in City of Mt. Vernon Ordinance No 2546 and the terms and conditions thereof:  
Recording Date: August 6, 1993  
Recording No.: 9308060022  
Affects: Said Plat and other property
5. Terms and conditions contained in City of Mt. Vernon Ordinance No 2550 and the terms and conditions thereof:  
Recording Date: September 21, 1993  
Recording No.: 9309210028  
Affects: Said Plat and other property
6. Reservations and recitals contained in the Deed as set forth below:

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

Recording Date: December 14, 1912  
Recording No.: 94380

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 27, 1960  
Recording No.: 599210  
Affects: Said Plat and other property

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 23, 1980  
Recording No.: 8009230001  
Affects: A portion of Lot 7, not specifically located on record

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

Purpose: Construct, maintain and operation of drainage facilities  
Recording Date: June 8, 1988  
Recording No.: 8806080008  
Affects: Said Plat and other property

10. Developer Extension Agreement and the terms and conditions thereof:

Executed by: M.V.A, Inc., a corporation and The City of Mt. Vernon  
Recording Date: August 22, 2001  
Recording No.: 200108220046  
Affects: Said plat and other property

Amended by instrument(s):  
Recording Date: July 1, 2005  
Recording No.: 200507010181

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

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation

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

Recording Date: July 27, 2001  
 Recording No.: 200107270065  
 Affects: Said plat and other property

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

Between: Sedro-Woolley School District No. 101 and MVA, Inc.  
 Recording Date: July 27, 2001  
 Recording No.: 200107270077  
 Affects: Said plat and other property

13. 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

14. 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

15. 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, together with necessary appurtenances  
 Recording Date: March 1, 2005  
 Recording No.: 200503010068  
 Affects: Said plat and other property

16. 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:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No: 200506080122

17. Terms and conditions of the Master Plan;  
Recorded: July 1, 2005  
Recording No.: 200507010182, records of Skagit County, Washington  
Affects: Said plat and other property
18. Agreement and the terms and conditions thereof:  
  
Executed by: 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
19. 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
20. Covenants, conditions and restrictions 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  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: November 2, 2005  
Recording No.: 200511020084  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: April 6, 2006  
Recording No.: 200604060049

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 25, 2006  
Recording No.: 200605250083

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: October 16, 2008  
Recording No.: 200810160044

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  
Recording No.: 201510210021  
Recording No.: 201510210022

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2015  
Recording No.: 201510260101

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

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

21. 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

Recording Date: August 17, 2005

Recording No.: 200508170114

22. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;  
Recorded: August 17, 2005  
Recording No.: 200508170115, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company

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

Purpose: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities

Recording Date: September 20, 2006

Recording No.: 200609200081

Affects: A strip across said premises

24. 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 Highlands Division V (Phase 1):

Recording No.: 200612210067



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

25. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 19, 2007  
Recording No.: 200703190207  
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Waterline  
Recording Date: March 29, 2007  
Recording No.: 200703290063  
Affects: Tract AU1
27. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
28. 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."
29. Assessments, if any, levied by Skagit Highlands Homeowner's Association..

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

30. Assessments, if any, levied by Mt Vernon.
31. City, county or local improvement district assessments, if any.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 19, 2024

between Troy Alan Hirschhorn Barbara Gadingan ("Buyer")  
Buyer Buyer  
and Nicholas Kokinakos Katie Kokinakos ("Seller")  
Seller Seller  
concerning 740 Crested Butte Boulevard Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign  
Troy Alan Hirschhorn 09/21/24  
Buyer Date  
Authentisign  
Barbara Gadingan 09/21/24  
Buyer Date

Authentisign  
Nicholas Kokinakos 09/20/2024  
Seller Date  
Authentisign  
Katie Kokinakos 09/20/2024  
Seller Date