

AFTER RECORDING MAIL TO:
The Quadrant Corporation
P.O. Box 130
Bellevue, WA 98009

200605220270
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 121232-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Hansell/Mitzel, LLC
Grantee(s): The Quadrant Corporation
Abbreviated Legal: Lots 33-60, and 66-73, Skagit Highlands, Division II.
Assessor's Tax Parcel Number(s): P124253 through P124280; P124286 through P124293

THE GRANTOR HANSELL/MITZEL, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE QUADRANT CORPORATION, a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Lots 33 through 60, 66 through 73, "SKAGIT HIGHLANDS, DIVISION II", as per plat recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to those matters shown on Exhibit "A" attached hereto.

Dated May 16, 2006

2462
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Hansell/Mitzel, LLC

By: Jeffrey D. Hansell, Managing Member

MAY 22 2006

Amount Paid \$ 64,085.00
Skagit Co. Treasurer
By: Deputy

STATE OF Washington
County of Skagit

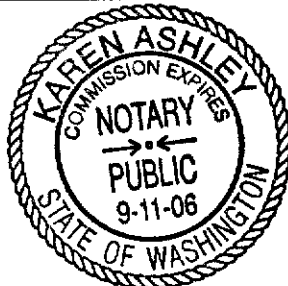
}
} SS:

I certify that I know or have satisfactory evidence Jeffrey D. Hansell

the person who appeared before
me, and said person acknowledged that hw signed this instrument, on oath stated He is
authorized to execute the instrument and is Managing Member
of HANSELL/MITZEL, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 19~~th~~ 2006



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT "A"

EXCEPTIONS:

- A. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.
(Affects said plat and other property)
- B. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546, and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993, and September 21, 1993, respectively, under Auditor's File Nos. 838309, 9203270092, 9303110069, 9308060022, and 9309210028, respectively.
(Affects said plat and other property)

C. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
Auditor's No.: 200507010182
(Affects said plat and other property)

D. 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
(Affects said plat and other property)

E. MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Sedro-Woolley School District No. 101
And: MVA, Inc.
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270077
(Affects said plat and other property)

- F. 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.
(Affects said plat and other property)

G. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS, AS HERETO ATTACHED:

Recorded: August 17, 2005
Auditor's No.: 200508170113
Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED BY INSTRUMENT:

Recorded: April 6, 2006
Auditor's No.: 200604060049



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EXCEPTIONS CONTINUED:

H. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY, AS HERETO ATTACHED

Recorded: August 17, 2005
 Auditor's No.: 200508170114
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

PARTIAL ASSIGNMENT OF DECLARANT'S RIGHTS;

Recorded: November 2, 2005
 Auditor's No.: 200511020084

AMENDED BY INSTRUMENT:

Recorded: April 6, 2006
 Auditor's No.: 200604060049

I. 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 No.: 200508170115
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company,
 a Washington corporation
 Purpose: The right to construct, operate, maintain, repair, replace and
 enlarge an underground electric transmission and/or distribution
 system
 Area Affected: A strip of land 10 feet in width across all lots, tracts and open spaces
 located within the above described property being parallel to and
 coincident with the boundaries of all private/public street and road
 rights-of-way.
 Dated: July 6, 2005
 Recorded: July 11, 2005
 Auditor's No.: 200507110156
 (Affects all lots in Division II)



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EXCEPTIONS CONTINUED:

K. 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 successor or assigns
Dated: September 30, 2005
Recorded: October 7, 2005
Auditor's No.: 200510070093
Regarding: Water Service Contract
(Copy attached)

L. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DETAILED EASEMENT PROVISIONS/DELINEATIONS/DEDICATIONS AND ALL OTHER MATTERS SET FORTH OR DISCLOSED ON THE FACE OF "SKAGIT HIGHLANDS, DIVISION II", as per plat recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington.. REFERENCE TO SAID PLAT FOR PARTICULARS.



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