



200605260148

Skagit County Auditor

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WHEN RECORDED RETURN TO
THE QUADRANT CORPORATION
P.O. BOX 130
BELLEVUE, WASHINGTON 98009

LAND TITLE OF SKAGIT COUNTY

118386-S



CHICAGO TITLE INSURANCE COMPANY

1184942B

STATUTORY WARRANTY DEED

Dated: MAY 22, 2006

THE GRANTOR

SKAGIT HIGHLANDS, 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
Tax Account Number(s): P124534 through P124595

State of Washington:

LOTS 1 THROUGH 62, INCLUSIVE, "PLAT OF SKAGIT HIGHLANDS DIVISION 3', AS
PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF
SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY
OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

2555
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 26 2006

Amount Paid \$ 58495.80
By Skagit Co. Treasurer
Deputy

SKAGIT HIGHLANDS, LLC

JAMES E. TOSTI, MANAGING MEMBER

STATE OF WASHINGTON
KING

ss

COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES E. TOSTI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGING MEMEBER OF SKAGIT HIGHLANDS, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5/22/06

Sherill H. McCullough

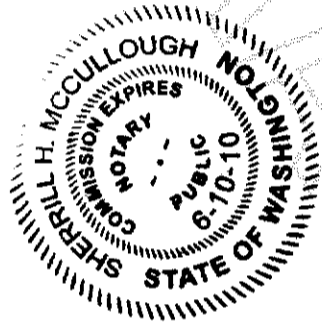
NOTARY SIGNATURE

PRINTED NAME: Sherill H. McCullough

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Skagit

MY APPOINTMENT EXPIRES 10/10/10



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Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1184942B

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. 9203270092, 9303110069, 9308060022, and 9309210028, respectively.
(Affects said plat and other property)

D. TERMS AND CONDITIONS OF THE MASTER PLAN:

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

E. 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)

F. 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)

H. 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)

L. 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: Said plat and other property
Dated: February 11, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010068

EXHIBIT/RDA/099



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1184942B

M. 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

N. 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

O. 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

Q. 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)

R. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DETAILED EASEMENT PROVISIONS/DELINEATIONS/DEDICATIONS AND ALL OTHER MATTERS SET FORTH OR DISCLOSED ON THE FACE OF "PLAT OF SKAGIT HIGHLANDS DIVISION 3", as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington. REFERENCE TO SAID PLAT FOR PARTICULARS.

EXHIBIT/RDA/9999



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- - Identify Properties By Property XRef ID - -

Property XRef ID Entered: "4892"

#	Property.. Del	Xref ID.....	Owner Name.....
1	R124534	4892-000-001-0000	SKAGIT HIGHLANDS LLC
2	R124535	4892-000-002-0000	SKAGIT HIGHLANDS LLC
3	R124536	4892-000-003-0000	SKAGIT HIGHLANDS LLC
4	R124537	4892-000-004-0000	SKAGIT HIGHLANDS LLC
5	R124538	4892-000-005-0000	SKAGIT HIGHLANDS LLC
6	R124539	4892-000-006-0000	SKAGIT HIGHLANDS LLC
7	R124540	4892-000-007-0000	SKAGIT HIGHLANDS LLC
8	R124541	4892-000-008-0000	SKAGIT HIGHLANDS LLC
9	R124542	4892-000-009-0000	SKAGIT HIGHLANDS LLC
10	R124543	4892-000-010-0000	SKAGIT HIGHLANDS LLC
11	R124544	4892-000-011-0000	SKAGIT HIGHLANDS LLC
12	R124545	4892-000-012-0000	SKAGIT HIGHLANDS LLC
13	R124546	4892-000-013-0000	SKAGIT HIGHLANDS LLC
14	R124547	4892-000-014-0000	SKAGIT HIGHLANDS LLC
15	R124548	4892-000-015-0000	SKAGIT HIGHLANDS LLC
16	R124549	4892-000-016-0000	SKAGIT HIGHLANDS LLC

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Enter 'N' for Next Page, "Property ID" to Select, "Line #" From Above
"/cmd", or <RET> to Return: _____

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- - Identify Properties By Property XRef ID - -

Property XRef ID Entered: "4892"

#	Property.. Del	Xref ID.....	Owner Name.....
1	R124550	4892-000-017-0000	SKAGIT HIGHLANDS LLC
2	R124551	4892-000-018-0000	SKAGIT HIGHLANDS LLC
3	R124552	4892-000-019-0000	SKAGIT HIGHLANDS LLC
4	R124553	4892-000-020-0000	SKAGIT HIGHLANDS LLC
5	R124554	4892-000-021-0000	SKAGIT HIGHLANDS LLC
6	R124555	4892-000-022-0000	SKAGIT HIGHLANDS LLC
7	R124556	4892-000-023-0000	SKAGIT HIGHLANDS LLC
8	R124557	4892-000-024-0000	SKAGIT HIGHLANDS LLC
9	R124558	4892-000-025-0000	SKAGIT HIGHLANDS LLC
10	R124559	4892-000-026-0000	SKAGIT HIGHLANDS LLC
11	R124560	4892-000-027-0000	SKAGIT HIGHLANDS LLC
12	R124561	4892-000-028-0000	SKAGIT HIGHLANDS LLC
13	R124562	4892-000-029-0000	SKAGIT HIGHLANDS LLC
14	R124563	4892-000-030-0000	SKAGIT HIGHLANDS LLC
15	R124564	4892-000-031-0000	SKAGIT HIGHLANDS LLC
16	R124565	4892-000-032-0000	SKAGIT HIGHLANDS LLC

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1	R124566		4892-000-033-0000	SKAGIT HIGHLANDS LLC
2	R124567		4892-000-034-0000	SKAGIT HIGHLANDS LLC
3	R124568		4892-000-035-0000	SKAGIT HIGHLANDS LLC
4	R124569		4892-000-036-0000	SKAGIT HIGHLANDS LLC
5	R124570		4892-000-037-0000	SKAGIT HIGHLANDS LLC
6	R124571		4892-000-038-0000	SKAGIT HIGHLANDS LLC
7	R124572		4892-000-039-0000	SKAGIT HIGHLANDS LLC
8	R124573		4892-000-040-0000	SKAGIT HIGHLANDS LLC
9	R124574		4892-000-041-0000	SKAGIT HIGHLANDS LLC
10	R124575		4892-000-042-0000	SKAGIT HIGHLANDS LLC
11	R124576		4892-000-043-0000	SKAGIT HIGHLANDS LLC
12	R124577		4892-000-044-0000	SKAGIT HIGHLANDS LLC
13	R124578		4892-000-045-0000	SKAGIT HIGHLANDS LLC
14	R124579		4892-000-046-0000	SKAGIT HIGHLANDS LLC
15	R124580		4892-000-047-0000	SKAGIT HIGHLANDS LLC
16	R124581		4892-000-048-0000	SKAGIT HIGHLANDS LLC

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1	R124582		4892-000-049-0000	SKAGIT HIGHLANDS LLC
2	R124583		4892-000-050-0000	SKAGIT HIGHLANDS LLC
3	R124584		4892-000-051-0000	SKAGIT HIGHLANDS LLC
4	R124585		4892-000-052-0000	SKAGIT HIGHLANDS LLC
5	R124586		4892-000-053-0000	SKAGIT HIGHLANDS LLC
6	R124587		4892-000-054-0000	SKAGIT HIGHLANDS LLC
7	R124588		4892-000-055-0000	SKAGIT HIGHLANDS LLC
8	R124589		4892-000-056-0000	SKAGIT HIGHLANDS LLC
9	R124590		4892-000-057-0000	SKAGIT HIGHLANDS LLC
10	R124591		4892-000-058-0000	SKAGIT HIGHLANDS LLC
11	R124592		4892-000-059-0000	SKAGIT HIGHLANDS LLC
12	R124593		4892-000-060-0000	SKAGIT HIGHLANDS LLC
13	R124594		4892-000-061-0000	SKAGIT HIGHLANDS LLC
14	R124595		4892-000-062-0000	SKAGIT HIGHLANDS LLC
15	R124596		4892-000-900-0000	SKAGIT HIGHLANDS DIV
16	R124597		4892-000-901-0000	SKAGIT HIGHLANDS DIV

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