

When recorded return to:

Ms. Megan S. Wohlleben
4610 Hidden Lake Loop
Mount Vernon, WA 98273



200806200117
Skagit County Auditor

6/20/2008 Page 1 of 12 3:30PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-02013-08

Grantor: Collin D. Vander Ark and Shannon M. Vander Ark
Grantee: Megan Wohlleben

Tax Parcel Number(s): 4867-000-020-0000 (~~P123610~~) P: 23160

Abbreviated Legal:

Lot 20, SKAGIT HIGHLANDS DIV. 1 PUD

Statutory Warranty Deed

CHICAGO TITLE CO.

1445929

THE GRANTORS Collin D. Vander Ark and Shannon M. Vander Ark, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Megan S. Wohlleben, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 20, SKAGIT HIGHLANDS DIV. 1 PUD

Tax Parcel Number(s): 4867-000-020-0000 (~~P123610~~) ^{P123160}

Lot 20, SKAGIT HIGHLANDS, DIVISION 1, a planned unit development, recorded on August 16, 2005, under Auditor's File No. 200508160182, records of Skagit County, Washington. Situate in Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated June 18, 2008

Collin D. Vander Ark
Collin D. Vander Ark

Shannon M. Vander Ark
Shannon M. Vander Ark

2026
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

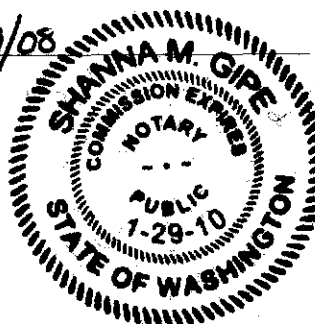
JUN 20 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4001.10
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Collin D. Vander Ark and Shannon M. Vander Ark are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated 6/19/08



Shanna M. Gipe
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 1/29/2010

EXHIBIT "A"

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation and Comcast Corporation and their respective successors and assigns under and upon the easements shown on the face of this plat described herein as "dry utility easements" in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purpose of providing utility services to this subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in this subdivision by the exercise of the rights and privileges herein granted.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon under and upon the easements shown on this plat described as Public Storm Drainage Easements to install, maintain, replace, repair and operate drainage systems, mains and appurtenances for this subdivision and other property, together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements. Following any use, the city shall restore the easements as near as possible to the original condition.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon under and upon the easements shown on this plat described as Public Sanitary Sewer Easements to install, maintain, replace, repair and operate sanitary sewer systems, mains and appurtenances for this subdivision, and other property, together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements. Following any use, the City shall restore the easements as near as possible to the original condition.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon under and upon the easements shown on this plat described as Public Water Easements to install, maintain, replace, repair and operate water systems, mains and appurtenances for this subdivision and other property. Together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for these easements. Following any use, the city shall restore the easements as near as possible to the original condition.



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Private Drainage Easement provisions contained on the face of said plat, as follows:

Easements for the purpose of conveying local storm water runoff are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage easements. The maintenance of private easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners, personal representatives and assigns. Maintenance responsibilities and cost sharing shall be as described in Notes 21-32 of the notes and detailed easement provisions, as set forth herein.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

Native Growth Protection Area, as follows:

Dedication of a Native Growth Protection Area Tract (CGPA) conveys to the Public, a beneficial interest in the land within the tract. This interest includes the preservation of existing vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering and protection of plant and animal habitat. The NGPA imposes upon all present and future owners and occupiers of the NGPA the obligation, enforceable on behalf of the public of the City of Mount Vernon, to leave undisturbed all trees and other vegetation within the tract. The vegetation in the tract may not be cut, pruned, covered by fill removed or damaged without express permission from the City of Mount Vernon, which permission must be obtained in writing before, beginning and during the course of any grading, building construction or other development activity on a lot or development site subject to the NGPA. The common boundary between the NGPA and the area of development activity must be monumented.



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Recitals on the plat as follows:

- A. Utility Purveyors:
Storm Drainage: City of Mount Vernon
Sanitary Sewer: City of Mount Vernon
Water: P.U.D. No. 1 of Skagit County
Power: Puget Sound Energy
Telephone: Verizon Northwest
Television: Comcast Corporation
Gas: Cascade Natural Gas
- B. Garbage Collection – City of Mount Vernon. Collection for lots shall be at the edge of the public right of way.
- C. Zoning Designation – R-1, 13.5.
- D. Building Setbacks – All lots within this subdivision are subject to the development standards and additional setback and buffer requirements as set forth in the master plan conditions contained in City of Mount Vernon Resolution 574, Exhibit D. Setbacks are as follows:
Front – 20 feet (15 foot porch)
Rear – No alley – 20 feet
Side – 5 feet – 10 feet total
- E. All lots within this subdivision are subject to impact fees for schools payable upon the issuance of a building permit. As set forth in City of Mount Vernon Resolution No. 574, Exhibit D, Master Plan Conditions.
- F. Homes shall be built on side per the designs approved in the Skagit Highlands P.U.D. or an alternative design approved by the City of Mount Vernon.
- G. Tract 900 is a Native Growth Protection Area and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The Skagit Highlands Homeowners Association shall be responsible for the maintenance of said tract.
- H. Tract 901 is a park area and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The Homeowners Association shall be responsible for the maintenance of any park improvements.



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- I. Tract 902 is a joint use driveway tract and is for ingress, egress and utilities serving Lots 25 and 26. An equal and undivided interest in Tract 902 is hereby granted and conveyed upon the recording of this plat to the owners of said Lots 25 and 26. The owners of Lots 25 and 26 shall be equally responsible for the maintenance of the tract and the private utilities used in common. All of tract 902 is subject to a public storm and sanitary sewer easement and a private water easement. (See general easement provisions Notes 2 and 3 above.)
- J. Tract 903 is a Native Growth Protection Area and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. A portion of Tract 903 is subject to public storm drain and sanitary sewer easements as shown on Sheet 4 of 5 of this plat. (See general easement provisions Notes 2 and 3 above). Tract 903 is also subject to private storm drainage easements hereby granted and conveyed to Lots 26 through 32 for the purpose of conveying roof and footing drainage water to as-constructed level spreaders allowing drainage dispersal into the surrounding ground. The Skagit Highlands Homeowners Association shall be responsible for the maintenance of that portion of the drainage conveyances and the level spreaders located within tract 903.
- K. Tract 904 is a joint use driveway tract and is for ingress, egress and utilities serving Lots 32 through 34. An equal and undivided interest in Tract 904 is hereby granted and conveyed upon the recording of this plat to the owners of said Lots 32 through 34. The owners of Lots 32 through 34 shall be equally responsible for the maintenance of the tract and the private utilities used in common. All of Tract 904 is subject to a private storm drainage and sanitary sewer easement and a private water easement.
- L. Tract 905 is a landscape tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The association shall be responsible for the maintenance of said tract.
- M. Tract 906 is a landscape tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The association shall be responsible for the maintenance of said tract.
- N. Tract 907 is a landscape and mailbox tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The association shall be responsible for the maintenance of said tract. A public sidewalk easement is granted to the City of Mount Vernon over the entire tract.



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O. Tract 908 is a park and open space tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. A portion of Tract 908 is subject to a public storm drainage and sanitary sewer easement and a private storm drainage easement. (See General Easement Provision Notes No. 2 and No. 3). A portion of Tract 907 is also subject to a public access easement for the purpose of providing emergency vehicle access and pedestrian access. For specific easement locations see Sheet 5 of 5 of the plat. The association shall be responsible for the maintenance of said tract except for maintenance of public storm drainage and sanitary sewer facilities.

P. The private storm drainage easement along the West lines of Lots 3 through 5 is for the benefit of Lots 2 through 4. The owners of Lots 2 through 5 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

Q. Tract 909 is an open space tract and is hereby granted and conveyed upon the recording of this plat to the Skagit Highlands Homeowners Association. The Association shall be responsible for the maintenance of said tract. Portions of Tract 909 are subject to private storm drainage easements as shown on Sheet 4 of 5 of this plat. These are hereby granted and conveyed to the owners of Lots 29 through 32 for the purpose of conveying roof and footing drainage water to as-constructed level spreaders allowing drainage dispersal into the surrounding ground. The Skagit Highlands Homeowners Association shall be responsible for the maintenance of that portion of the drainage conveyances and the level spreaders located within Tract 909.

R. The private storm drain easement along the West lines of Lots 7 and 8 is for the benefit of Lots 6 and 7. The owners of Lots 6 through 8 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

S. The private storm drain easement along the frontage of Lots 10 and 11 is for the benefit of Lots 9 and 10. The owners of Lots 9 through 11 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.



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- T. The private storm drain easement along the West of Lots 13 and 14 and the South line of Lots 15 and 16 is for the benefit of Lots 12 through 15. The owners of Lots 12 through 16 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.
- U. The private storm drain easement along the Southerly lines of Lots 18 through 21 is for the benefit of Lots 17 through 20. The owners of Lots 17 through 21 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.
- V. The private storm drain easement along the Easterly lines of Lot 23 and Tract 901 is for the benefit of Lots 23 and 24. The owners of Lots 23 and 24 and the Skagit Highlands Homeowners Association, shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.
- W. The private storm drain easement along the West line of Lots 23 through 25 and over the Westerly portion of Tract 901 and over the Southeasterly portion of Tract 900 is for the benefit of Lots 23 through 26. The owners of Lots 23 through 26 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use on Lots 23 through 25 and shall equally share in the maintenance of that portion of the storm drainage facilities used in common. The Skagit Highlands Homeowners Association shall be responsible for the maintenance of the private storm drainage facilities in Tracts 900 and 901.
- X. The private storm drain easement along the North lines of Lots 27 through 30 is for the benefit of Lots 28 through 31. The owners of Lots 27 through 31, shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.
- Y. The private storm drain easement along the West lines of Lots 33 and 34 and the North line of Tract 904 is for the benefit of Lots 32, 33 and 34. The owners of Lots 32 through 34 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.



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Z. The private storm drain easement along the South lines of Lots 37 through 39 and along the West line of Lots 35 and 36 is for the benefit of Lots 35 through 38 and Lot 44. The owners of Lots 35 through 39 and Lot 44 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

AA. The private storm drain easement along the West and North lines of Lot 40 is for the benefit of Lot 41. The owners of Lots 40 and 41 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

BB. The private storm drain easement along the North lines of Lots 42 and 43 and along the West line of Lot 45 is for the benefit of Lots 43, 44 and 45. The owners of Lots 42 through 45 shall be responsible for the maintenance of the storm drainage facilities. They have benefit of use and shall equally share in the maintenance of that portion of the storm drainage facilities used in common.

CC. This plat is subject to reservation of minerals and mineral rights, etc. contained in deeds in Volume 44 of Deeds, page 609, Volume 49 of Deeds, page 532 and Volume 159 of Deeds, page 183.

DD. This plat is subject to terms and conditions contained in City of Mount Vernon Ordinance Nos. 1837, 2483, 2532, 2546 and 2550 as recorded under Auditor's File No. 838309, 9203270092, 9303110069, 9308060022 and 9309210028, records of Skagit County, Washington.

EE. This plat is subject to a pre-annexation agreement and the terms and conditions thereof between the City of Mount Vernon and Mount Vernon Association Inc., as recorded under Auditor's File No. 9203270093, records of Skagit County, Washington.

FF. This plat is subject to a development agreement and the terms and conditions thereof between the City of Mount Vernon and MVA, Inc., a Washington corporation, as recorded under Auditor's File No. 200106210002, records of Skagit County, Washington.

GG. This plat is subject to a storm drainage release easement agreement and the terms and conditions thereof between Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation, as recorded under Auditor's File No. 200107270065, records of Skagit County, Washington.



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- HH. This plat is subject to a Mitigation Agreement and the terms and conditions thereof between Sedro-Woolley School District No. 101 and MVA, Inc., as recorded under Auditor's File No. 200107270077, records of Skagit County, Washington.
- II. This plat is subject to a Developer Extension Agreement and the terms and conditions thereof between MVA Inc. and the City of Mount Vernon as recorded under Auditor's File No. 200108220046, records of Skagit County, Washington.
- JJ. This plat is subject to a shoreline substantial development permit No. PL01-0560 and the terms and conditions thereof as recorded under Auditor's File No. 200205230079, records of Skagit County, Washington, and as amended by instrument recorded under Auditor's File No. 200205030153, records of Skagit County, Washington.
- KK. This plat is subject to an early entry agreement and the terms and conditions thereof between the Skagit Highlands, LLC and the Quadrant Corporation as recorded under Auditor's File No. 200411010178, records of Skagit County, Washington.
- LL. This plat is subject to a memorandum of agreement and the terms and conditions thereof between the Skagit Highlands, LLC and the Quadrant Corporation as recorded under Auditor's File No. 200411010179, records of Skagit County, Washington.
- MM. This plat is subject to an easement and the terms and conditions thereof granted to Puget Sound Power and Light Company, a Washington corporation, with the right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system as recorded under Auditor's File No. 200503010068, records of Skagit County, Washington. The private storm drain easement along the Northeasterly line of Tract 900 is for the benefit of Lot 22.
- NN. All lots within this plat are exempt from paying transportation, parks and fire impact fees as a result of fully mitigating its impacts through the construction of regional transportation improvements, construction and dedication of regional parks improvements and dedication of land for a fire station.
- OO. There are no affordable housing Lots in this plat.
- PP. All landscaping in park, open space and landscaping tracts shall conform to the approved landscaping plans by land and associates.



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Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 17, 2005

Auditor's No(s): 200508170114, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: April 6, 2006

Auditor's No(s): 200604060049, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 17, 2005

Auditor's No(s): 200508170115, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 17, 2005

Auditor's No(s): 200508170113, records of Skagit County, Washington

Executed by: Skagit Highlands, LLC

As Follows: Declarations of Easements and Covenant to Share costs for Skagit Highlands

AMENDED by instrument(s):

Recorded: July 25, 2006

Auditor's No(s): 200607250099, records of Skagit County, Washington

Storm Drainage Release Agreement;

Recorded: July 27, 2001

Auditor's File No.: 200107270065, records of Skagit County, Washington



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- UNRECORDED
16. Agreement, including the terms and conditions thereof; entered into;
By: MVA, Inc.
And Between: Sedro-Woolley School District
Recorded: July 27, 2001
Auditor's No.: 200107270077, records of Skagit County, Washington
Providing: Mitigation
17. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 1, 2005
Auditor's No.: 200503010068, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
18. Agreement, including the terms and conditions thereof; entered into;
By: Skagit Highlands, LLC
And Between: Quadrant Corporation
Recorded: November 1, 2004
Auditor's No.: 200411010178, records of Skagit County, Washington
Providing: Early Entry



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