

AFTER RECORDING MAIL TO:

Jacob McFarland and Rachel McFarland
5308 Timber Ridge Dr.
Mount Vernon, WA 98292



201011240110

Skagit County Auditor

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CHICAGO TITLE STATUTORY WARRANTY DEED

Escrow No. 10080183NS

Title Order No. 620008291

THE GRANTOR(S) Justin S. Anderson and Deborah M. Anderson, Husband and Wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Jacob McFarland and Rachel McFarland, Husband and Wife

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

Lot 203, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1), according to the plat thereof recorded on December 21, 2006 under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situate in Skagit County, Washington

Abbreviated Legal: (Required is full legal not inserted above)

Tax Parcel Number(s): P125415

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment 620008291 issued by Chicago Title Company and set forth in Exhibit "A" attached hereto.

Dated: November 19, 2010

Justin S. Anderson

Deborah M. Anderson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3554

NOV 24 2010

Amount Paid \$ 3564.00

Skagit Co. Treasurer

By: Deputy

STATE OF Washington

COUNTY OF ~~Skagit~~ ^{is} Snohomish ss.

I certify that I know or have satisfactory evidence that Justin S. Anderson and Deborah M. Anderson is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 22nd day of November, 2010

Norma Jean Syrie
Notary Public in and for the State of Washington
residing at Arlington
My Commission Expires: 01/01/11

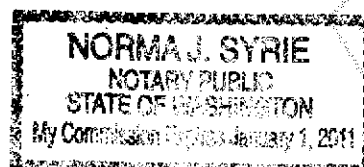


EXHIBIT "A"

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 Deeds, page 532.

Affects: Lots 4, portion of 5, 6 through 8, portion of 9 and 10

Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Auditor's File No. 9203270092, 9303110069, 9308060022 and 9309210028.

Affects: Said Plat and other property

Restriction contained in instrument recorded December 14, 1912 under Auditor's File No. 94380, as follows:

That no saloon shall ever be located or established upon the lands herein described.

Affects: Said Plat and other property

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 27, 1960

Auditor's No(s): 599210, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said Plat and other property

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 23, 1980

Auditor's No(s): 8009230001, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company, a Washington corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A portion of Lot 7, not specifically located on record

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: June 8, 1988

Auditor's No(s): 8806080008, records of Skagit County, Washington

For: Construct, maintain and operation of drainage facilities

Affects: Said Plat and other property

Developer Extension Agreement, including the terms and conditions thereof; entered into;

By: M.V.A. Inc., a corporation

And Between: The City of Mt. Vernon

Recorded: August 22, 2001

Auditor's No. 200108220046, records of Skagit County, Washington

Affects: Said plat and other property

AMENDED by instrument(s);

Recorded: July 1, 2005

Auditor's No(s): 200507010181, records of Skagit County, Washington

Storm Drainage Release Easement Agreement, including the terms and conditions thereof; entered into;

By: Georgia Schopf, as her separate estate

And Between: MVA, Inc., a Washington corporation

Recorded: July 27, 2001

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

Affects: Said plat and other property

Mitigation Agreement, including the terms and conditions thereof; entered into;

By: Sedro-Woolley School District No. 101

And Between: MVA, Inc.

Recorded: July 27, 2001

Auditor's No. 200107270077, records of Skagit County, Washington

Affects: Said plat and other property

Development Agreement, including the terms and conditions thereof; entered into;

By: The City of Mt. Vernon

And Between: MVA, Inc., a Washington corporation

Recorded: June 21, 2001

Auditor's No. 200106210002, records of Skagit County, Washington

Providing: Said plat and other property



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EXHIBIT "A" (cont.)

Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Auditor's File No. 200205230079.

Affects: Said plat and other property

AMENDED by instrument(s):

Recorded: June 3, 2002

Auditor's No(s): 200206030153, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005

Auditor's No(s): 200503010068, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company, a Washington corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said plat and other property

Matters disclosed by Record of Survey:

Filed: June 8, 2005

Auditor's File No.: 200506080122, records of Skagit County, Washington

Terms and conditions of the Master Plan;

Recorded: July 1, 2005

Auditor's File No.: 200507010182, records of Skagit County, Washington

Affects: Said plat and other property

Agreement, including the terms and conditions thereof; entered into;

By: Public Utility District No. 1 of Skagit County

And Between: Skagit Highlands, LLC, or its successor or assigns

Recorded: October 7, 2005

Auditor's No. 200510070093, records of Skagit County, Washington

Providing: Water Service Contract

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

Recorded: August 17, 2005

Auditor's File No.: 200508170113, records of Skagit County, Washington

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

AMENDED by instrument(s):

Recorded: April 6, 2006; May 25, 2006; May 26, 2006; July 25, 2006; June 4, 2008; October 16, 2008

Auditor's No(s): 200604060049; 200605250083; 200605260150; 200607250099; 200806040066; 200810160044, 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): 200508170114, records of Skagit County, Washington

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

AMENDED by instrument(s):

Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009

Auditor's No(s): 200511020084; 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, records of Skagit County, Washington

Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recorded: August 17, 2005

Auditor's File No.: 200508170115, records of Skagit County, Washington

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



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EXHIBIT "A" (cont.)

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 20, 2006

Auditor's No(s): 200609200081, records of Skagit County, Washington

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

Affects: A strip across said premises

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1):

Recording No: 200612210067

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 19, 2007

Auditor's No(s): 200703190207, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

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

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: March 29, 2007

Auditor's No(s): 200703290063, records of Skagit County, Washington

For: Waterline

Affects: Tract AU1

Assessments, if any, levied by Skagit Highlands Homeowner's Association.

Assessments, if any, levied by City of Mount Vernon.



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