

When recorded return to:  
Jesse M. Halsing and Samantha R. Halsing



201012060115  
Skagit County Auditor

12/6/2010 Page 1 of 5 3:55PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620012147

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James D. Bernstein, a single person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Jesse Michael Halsing and Samantha R. Halsing, husband and  
wife

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

Lot 58, PLAT OF SKAGIT HIGHLANDS DIVISION 3, according to the plat thereof, recorded under  
Auditor's File No. 200605150163, records of Skagit County, Washington.

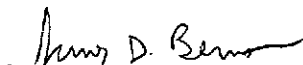
Situated in Skagit County, Washington

Tax Parcel Number(s): P124591, 4892-000-058-0000

Subject to: Covenants, Conditions, Restrictions, and Easements of record:

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

Dated: November 24, 2010




James D. Bernstein

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

36.87

DEC 06 2010

Amount Paid \$ 3814.20  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

James D. Bernstein  
(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: November 24, 2010

Mary Anne Meyer  
Name: MARY ANNE MEYER  
Notary Public in and for the State of Washington,  
Residing at: Bellevue - Woodley, WA

My appointment expires: 3-5-13



## EXHIBIT "A"

### Exceptions

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads  
and where water might take a natural course
2. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.
3. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded March 27, 1993, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
4. Pre-Annexation Agreement and the terms and conditions thereof;  
Between: City of Mount Vernon  
And: Mount Vernon Association, Inc.  
Recorded: March 27, 1992  
Auditor's File No.: 9203270093, records of Skagit County, Washington
5. Development Agreement and the terms and conditions thereof;  
Between: The City of Mount Vernon  
And: MVA, Inc., a Washington corporation  
Recorded: June 21, 2001  
Auditor's File No.: 200106210002, records of Skagit County, Washington  
  
Modified by instrument;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington
6. 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 File No. 200107270065, records of Skagit County, Washington
7. Mitigation Agreement and the terms and conditions thereof;  
Between: City of Sedro Woolley School District No. 101  
And: MVA Inc., a Washington corporation  
Dated: July 5, 2001  
Recorded: July 27, 2001  
Auditor's File No.: 200107270077, records of Skagit County, Washington
8. Developer Extension Agreement and the terms and conditions thereof;  
Between: M.C.A. Inc., a corporation  
And: the City of Mount Vernon  
Dated: July 27, 2001  
Recorded: August 22, 2001  
Auditor's File No.: 200108220046, records of Skagit County, Washington  
  
Amended by instrument;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010181, records of Skagit County, Washington



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**EXHIBIT "A"**  
**Exceptions**

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

Amended by instrument;

Recorded: June 3, 2002

Auditor's File No.: 200206030153, records of Skagit County, Washington

10. Matters disclosed by Record of Survey;  
Filed: June 8, 2005  
Auditor's File No.: 200506080122, records of Skagit County, Washington

11. Early Entry Agreement and the terms and conditions thereof;  
Between: The Skagit Highlands, LLC  
And: The Quadrant Corporation  
Dated: October 21, 2004  
Recorded: November 1, 2004  
Auditor's File No.: 200411010178, records of Skagit County, Washington  
Regarding: See instrument for full particulars

12. Memorandum of Agreement and the terms and conditions thereof;  
Between: The Skagit Highlands, LLC  
And: The Quadrant Corporation  
Dated: Not disclosed  
Recorded: November 1, 2004  
Auditor's File No.: 200411010179, records of Skagit County, Washington  
Regarding: See instrument for full particulars

13. 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  
For: Electric transmission and/or distribution line, together with necessary appurtenances

14. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;  
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 and July 25, 2006

Auditor's File Nos. 200604060049 and 200607250099, records of Skagit County, Washington

15. Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, as hereto attached;  
Recorded: August 17, 2005  
Auditor's File No.: 200508170114, records of Skagit County, Washington

Partial Assignment of Declarant's Rights;

Recorded: May 26, 2006

Auditor's File No.: 200605260149, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 26, 2006 and February 5, 2009

Auditor's No(s): 200605260150 and 200902050087, records of Skagit County, Washington



## EXHIBIT "A" Exceptions

16. 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 File No.: 200508170115, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company
17. Terms and conditions of the Master Plan Agreement;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington
18. 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 successors or assigns  
Recorded: October 7, 2005  
Auditor's File No.: 200510070093, records of Skagit County, Washington  
Regarding: Water service contract
19. 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 SKAGIT HIGHLANDS DIV. 3:
- Recording No: 200605150163, records of Skagit County, Wa

### Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

