

When recorded return to:  
Ronald Parker and Elaine Parker  
4752 Mount Baker Lp  
Mount Vernon, WA 98273



201012300118  
Skagit County Auditor

12/30/2010 Page 1 of 5 1:55PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620012339

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy A. Sacks, a single person and Griff D. Privett and Dawn A. Privett, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Ronald Kermit Parker and Elaine Parker, husband and wife

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

Lot 44, SKAGIT HIGHLANDS, DIVISION II, according to the plat thereof, recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P124264, 4887-000-044-0000

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: December 27, 2010

\_\_\_\_\_  
Nancy A. Sacks

\_\_\_\_\_  
Griff D. Privett

\_\_\_\_\_  
Dawn A. Privett

3999  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 30 2010

Amount Paid \$ 5165.22  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED

(continued)

State of California

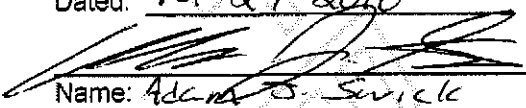
County of Orange

I certify that I know or have satisfactory evidence that

Nancy A. Sacks, Griff D. Privett and Dawn A. Privett

~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that  
(~~he/she/they~~) signed this of instrument and acknowledged it to be (~~his/her/their~~) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 12-27-2010

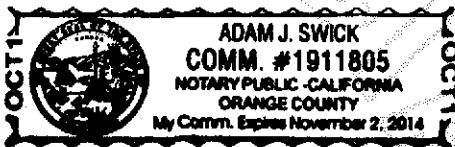


Name: Adam J. Swick

Notary Public in and for the State of California,

Residing at: 162 Bloomfield Lane, RSM CA 92688

My appointment expires: 11-2-11



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**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: March 30, 1903 in Volume 49 of Deeds, page 532  
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Affects: Said plat and other property
2. 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
3. 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
4. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);  
Between: Georgia Schopf, as her separate estate  
And: MVA, Inc., a Washington corporation  
Recorded: July 27, 2001  
Auditor's No(s): 200107270065, records of Skagit County, Washington  
Affects: Said plat and other property
5. Mitigation Agreement, including the terms and conditions thereof, entered into;  
By: Sedro-Woolley School District No. 101  
And Between: MVA, Inc.  
Recorded: July 5, 2001  
Auditor's No.: 200107270077, records of Skagit County, Washington  
Providing: MVA, Inc.  
Affects: Said plat and other property
6. 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 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.  
Affects: Said plat and other property
7. 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): 200508170113, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company  
  
AMENDED by instrument(s):  
Recorded: July 25, 2006  
Auditor's No(s): 200607250099, records of Skagit County, Washington



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8. 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
- Partial Assignment of Declarant's Rights;  
Recorded: November 2, 2005 and May 23, 2006  
Auditor's File No.: 200511020084 and 200605230087, records of Skagit County, Washington
- AMENDED by instrument(s):  
Recorded: April 6, 2006, May 23, 2006, May 25, 2006 and February 5, 2009  
Auditor's No(s): 200604060049, 200605230088, 200605250083 and 200902050087, records of Skagit County, Washington
9. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, 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
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 11, 2005  
Auditor's No(s): 200507110156, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Affects: 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  
Affects: All lots in Division II
11. 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 successors or assigns  
Recorded: October 7, 2005  
Auditor's No.: 200510070093, records of Skagit County, Washington  
Providing: Water Service Contract
12. 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. 2:

Recording No: 200604040052

**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



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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.

