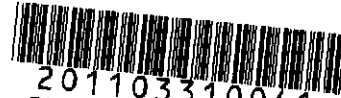


When recorded return to:

KRISTOPHER S. BENNETT and RACHEL L. BENNETT  
432 TAHOMA STREET  
MOUNT VERNON, WA 98274



201103310041  
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3/31/2011 Page

1 of

4 1:57PM

**STATUTORY WARRANTY DEED**

10031D-1

GUARDIAN NORTHWEST TITLE CO.

Escrow No.: 19026

Title Order No.: 100310

**THE GRANTOR(S)**

MATTHEW HUGHES and HAELYI HUGHES, Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

KRISTOPHER S. BENNETT and RACHEL L. BENNETT, Husband and Wife

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

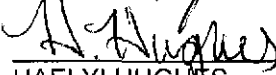
LOT 140, "PLAT OF SKAGIT HIGHLANDS, DIVISION V (PHASE 2)", AS PER PLAT RECORDED ON DECEMBER 21, 2006 AS AUDITOR'S FILE NO. 200801170047, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): P127242

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: MARCH 23, 2011

  
MATTHEW HUGHES

  
HAELYI HUGHES

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 939

MAR 31 2011

Amount Paid \$ 3565.00  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington ) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MATTHEW HUGHES and HAELYI HUGHES are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 24<sup>th</sup> day of March, 2011

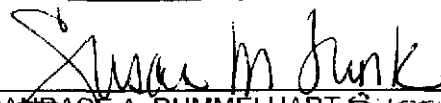
  
SUSAN M. FUNK  
Notary Public in and for the State of Washington  
residing at LAKE STEVENS EVERETT  
My Commission Expires: ~~12-07-13~~ 12-25-12



EXHIBIT A

A. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 59 of Deeds, page 183. (Affects said plat and other property)

B. 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..."

C. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005  
Auditor's No.: 200507010182  
Affects: Division No. 1 and other property

Said document may be a modification of Auditor's File No. 200106210002.

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon  
And: MVA, Inc.  
Dated: May 23, 2001  
Recorded: June 21, 2001  
Auditor's No.: 200106210002  
Regarding: Development Agreement

Said document may be modified by Auditor's File No. 200507010182.

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate  
And: MVA, Inc.  
Dated: July 20, 2001  
Recorded: July 27, 2001  
Auditor's No.: 200107270065  
Regarding: Storm Drainage Release Easement Agreement

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit Highlands, LLC  
And: City of Mount Vernon  
Dated: June 20, 2005  
Recorded: July 1, 2005  
Auditor's No.: 200507010181  
Regarding: Developer Extension Agreement

Said Instrument states that it both amends and supersedes Auditor's File No. 200108220046.

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sedro Woolley School District No. 101  
And: MVA, Inc.  
Dated: July 5, 2001  
Recorded: July 27, 2001  
Auditor's No.: 200107270077  
Regarding: Mitigation Agreement



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**H. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: February 11, 2005  
Recorded: March 1, 2005  
Auditor's No.: 200503010068  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

**I. WATER SERVICE CONTRACT:**

Dated: September 30, 2005  
Recorded: October 7, 2005  
Auditor's No.: 200510070093

**J. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:**

Recorded: August 17, 2005  
Auditor's No.: 200508170113  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008 and October 16, 2008  
Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066 and 200810160044 respectively

**K. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 16, 2005  
Recorded: August 17, 2005  
Auditor's No.: 200508170114  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008 and February 5, 2009  
Auditor's No.: 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044 and 200902050087 respectively

**ASSIGNMENT OF DECLARANT'S RIGHTS:**

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006  
Auditor's No.: 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126, respectively

(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)



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L. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "SKAGIT HIGHLANDS, DIVISION V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference to said plat for particulars.

M. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:	Plat of Skagit Highlands Division V (Phase 2)
Recorded:	January 17, 2008
Auditor's No.:	200801170047

N. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:	August 16, 2005
Recorded:	August 17, 2005
Auditor's No.:	200508170115
Executed By:	Skagit Highlands, LLC

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066 and 200810160044, respectively.



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