

**POOR ORIGINAL**



201105170096  
Skagit County Auditor

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WHEN RECORDED RETURN TO  
CHRISTOPHER M. DIAZ  
5441 EMERALD COURT  
MOUNT VERNON, WASHINGTON 98273

**CHICAGO TITLE**

620013006



**CHICAGO TITLE INSURANCE COMPANY**

1321479

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)**  
QUALSTAR CREDIT UNION

for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to  
CHRISTOPHER DIAZ AND VANESSA DIAZ, HUSBAND AND WIFE

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

LOT 186, 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.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A  
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 1472

MAY 17 2011

Amount Paid \$ 3921.00  
By *[Signature]* Skagit Co. Treasurer  
Deputy

Abbreviated Legal: LOT 186 SKAGIT HIGHLANDS DIV. V. PH. 1

Tax Account Number(s): P125398 AND 4915-000-186-0000

Dated: MAY 12, 2011

QUALSTAR CREDIT UNION

*[Signature]* CAD  
QUALSTAR CREDIT UNION

STATE OF WASHINGTON COUNTY OF King  
ON THIS 12<sup>th</sup> DAY OF MAY 2011 BEFORE ME, THE UNDERSIGNED, A NOTARY  
PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN,  
PERSONALLY APPEARED Rob ARBUCKLE TO ME KNOWN TO BE  
THE CAO, QualSTAR CU OF THE CORPORATION THAT EXECUTED THE FOREGOING  
INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND  
VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES  
THEREIN MENTIONED, AND ON OATH STATE THAT He is AUTHORIZED TO EXECUTE  
THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED THERETO (IF ANY) IS THE  
CORPORATE SEAL OF SAID CORPORATION.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL  
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michele L. W. Levinthal  
NOTARY SIGNATURE

PRINTED NAME: Michele L. W. Levinthal  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Issaquah, WA, King County.  
MY COMMISSION EXPIRES 10/8/2011



NOTARY/RDA/092100



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CHICAGO TITLE INSURANCE COMPANY

Escrow No.: 1321479

EXHIBIT A

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

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 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

EXHIBIT/RDA/0999



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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

EXHIBIT/RDA/0999



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EXHIBIT A

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 No.: 200508170115, records of Skagit County, Washington

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

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, records of Skagit County, Wa

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

EXHIBIT/RDA/0999



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