

**When recorded return to:**  
Nicole M. Hendershot  
4616 Nooksack Loop  
Mount Vernon, WA 98273



201207160165  
Skagit County Auditor

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Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015534

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey A. Carlson and Mary Ellen Carlson, 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 Nicole M. Hendershot, a single woman  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 47, SKAGIT HIGHLANDS DIVISION IV, a planned unit development, recorded August 23,  
2006 under Auditor's File No. 200608230062, records of Skagit County, Washington.

Situated in Skagit County, Washington

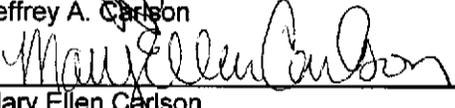
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124959, 4902-000-047-0000

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

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

Dated: July 10, 2012

  
\_\_\_\_\_  
Jeffrey A. Carlson  
  
\_\_\_\_\_  
Mary Ellen Carlson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122118

JUL 16 2012

Amount Paid \$ 3743.<sup>00</sup>  
Skagit Co. Treasurer  
By *JMM* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Jeffrey A. Carlson and Mary Ellen Carlson  
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: 7-13-12

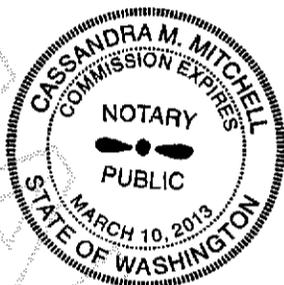
Cassandra M. Mitchell

Name: Cassandra M. Mitchell

Notary Public in and for the State of WA

Residing at: MT Vernon, WA

My appointment expires: 3-10-13



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

1. 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 DIVISION IV:

Recording No: 200608230062

2. Storm Drainage Release Agreement;  
Recorded: July 27, 2001  
Auditor's File No.: 200107270065, records of Skagit County, Washington

3. Agreement, including the terms and conditions thereof, entered into;  
By: MVA, Inc.  
And Between: Sedro-Woolley School District  
Recorded: July 27, 2001  
Auditor's No. 200107270077, records of Skagit County, Washington  
Providing: Mitigation

4. 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, July 25, 2006 and August 25, 2006  
Auditor's No(s): 200604060049, 200605250083, 200605260150, 200607250099 and 200608250117, respectively, records of Skagit County, Washington

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable 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 Assignments of Declarant's Rights;

Recorded: November 2, 2005, May 23, 2006, July 25, 2006 and August 10, 2006  
Auditor's File No.: 200511020084, 200605230087, 200605260149, 200607250100 and 200608100126, respectively.

AMENDED by instrument(s):

Recorded: April 6, 2006, May 25, 2006, August 10, 2006, August 25, 2006, and February 5, 2008  
Auditor's No(s): 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, and 200902050087, respectively records of Skagit County, Washington

6. Terms, conditions, and restrictions of that instrument entitled Minor Master Plan Modification;  
Recorded: July 1, 2005  
Auditor's No(s): 200507010182, records of Skagit County, Washington

7. Terms, conditions, and restrictions of that instrument entitled Shoreline Substantial



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

Development Permit No. PL01-0560;  
Recorded: May 23, 2002  
Auditor's No(s): 200205230079, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: June 3, 2002  
Auditor's No(s): 200206030153, records of Skagit County, Washington

8. 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
  
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: March 1, 2005  
Recording No.: 200503010068
  
10. City, county or local improvement district assessments, if any.
  
11. Assessments, if any, levied by City of Mount Vernon.
  
12. Assessments, if any, levied by Skagit Highland Homeowner's Association.

**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.

