

When recorded return to:
Eugene W. Van Wagner
4608 Nooksack Loop
Mount Vernon, WA 98273



201207250059
Skagit County Auditor

7/25/2012 Page 1 of 5 10:33AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015159

CHICAGO TITLE
620015159

STATUTORY WARRANTY DEED

THE GRANTOR(S) Faustino Garcia and Cristal Pantoja, 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 Eugene W. Van Wagner, an unmarried person
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 43, PLAT OF SKAGIT HIGHLANDS DIVISION IV, a Planned Unit Development, approved
August 21, 2006 and recorded on 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): P124955, 4902-000-043-0000

Subject to:

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

Dated: July 23, 2012

Faustino Garcia
Faustino Garcia
Cristal Pantoja
Cristal Pantoja

20120731
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 25 2012

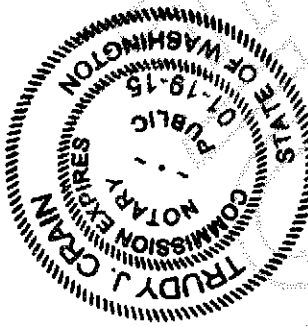
Amount Paid \$ 2657.38
Skagit Co. Treasurer
By MF Deputy

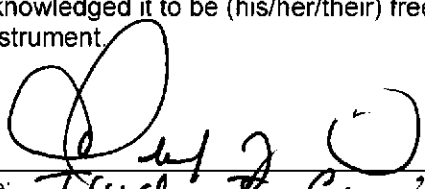
STATUTORY WARRANTY DEED
(continued)

State of Wash
Skagit of Wash

I certify that I know or have satisfactory evidence that
Faustino Sanchez + Cristae Pantoja
they 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: 7-24-12




Name: Trudy J. Crain
Notary Public in and for the State of Wash
Residing at: Ables
My appointment expires: 1-19-15



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EXHIBIT "A"

Exceptions

1. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483, 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. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
2. 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
3. Storm Drainage Release 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
4. 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
5. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.
6. 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
Affects: Lots 1 through 4 and 10
7. 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 and assigns
Recorded: October 7, 2005
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water service contract
8. 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
Affects: Said plat and other property

MODIFIED by instrument(s):
Recorded: July 1, 2005
Auditor's No(s): 200507010182, records of Skagit County, Washington
9. 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; May 26, 2006; July 25, 2006; June 4, 2008;
October 16, 2008
Auditor's No(s): 200604060049; 20005250083; 200605260150; 200607250099;
200806040066; 200810160044, records of Skagit County, Washington



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Exceptions

10. 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 Assignments of Declarant's Rights;

Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006

Auditor's File No.: 200511020084; 200605230087; 200605260149; 200608070191; 200608100126, records of Skagit County, Washington

Amended by instrument(s):

Recorded: April 6, 2006, May 25, 2006; May 26, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009

Auditor's No(s): 200604060049; 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, records of Skagit County, Washington

11. Supplemental Declaration of 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): 200508170115, records of Skagit County, Washington

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

12. Agreement, including the terms and conditions thereof, entered into;

By: MVA, 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

13. 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 IV:

Recording No: 200608230062

14. City, county or local improvement district assessments, if any.

15. Assessments, if any, levied by City of Mount Vernon.

16. Assessments, if any, levied by Skagit Highlands 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



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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.



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