

AFTER RECORDING MAIL TO:

Name Zachary J. Dorsey

Address 4650 Nooksack Loop
City, State, Zip MtVernon WA 98273



201208080092
Skagit County Auditor

8/8/2012 Page 1 of 4 3:30PM

Escrow Number: R12-00306-KB

GUARDIAN NORTHWEST TITLE CO.

Special Warranty Deed

103674-1

THE GRANTOR(S) Federal Home Loan Mortgage Corporation for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Zachary J. Dorsey, a single man

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

Lot 63, "SKAGIT HIGHLANDS DIVISION IV, A PLANNED UNIT DEVELOPMENT", as per plat recorded under Auditor's File No. 200608230062, records of Skagit County, Washington.

Property commonly known as: 4650 Nooksack Loop, Mount Vernon, WA 98273

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 4902-000-063-0000 (P124975)

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated July 23, 2012

Federal Home Loan Mortgage Corporation

By: 
First American Asset Closing Services, as Attorney in Fact

Charlotte Elliott

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122405
AUG 08 2012

Amount Paid
By Skagit Co. Treasurer Deputy

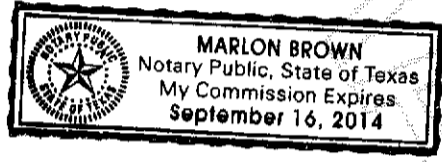
STATE OF Texas)
County of Dallas SS.

ACKNOWLEDGMENT - Attorney in Fact - Corporate

On this 23 day of July, 2012, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared

to me known to be the J.P. **Charlotte Elliott**
of First American Asset Closing Services,
Attorney in Fact for Federal Home Loan Mortgage Corporation, and acknowledged that he/she signed the same in his/her capacity as J.P. of First American Asset Closing Services, as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written.



[Signature]
Notary Public in and for the State of Texas
Residing at _____
My appointment expires 9-16-14

(Commonly known as: 4650 Nooksack Loop, Mount Vernon, WA 98273)

Authorized Signor of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent



201208080092
Skagit County Auditor

Exhibit "A"

TERMS AND CONDITIONS OF THE MASTER PLAN:

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

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270065
Regarding: Storm Drainage Release Easement Agreement
Affects: Said plat and other property

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
Affects: 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 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.
(Affects Lots 1 through 10)

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.

WATER SERVICE CONTRACT:

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

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 IV", as per plat recorded on August 23, 2006, under Auditor's File No. 200608230062, records of Skagit County, Washington. Reference to said plat for particulars.

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



201208080092
Skagit County Auditor

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.)

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.

Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowner's Association.



201208080092
Skagit County Auditor