



201209280165
Skagit County Auditor

9/28/2012 Page 1 of 4 1:47PM

When recorded return to:

Ms. Luisa G. Valadez, Ms. Estela Mitchell, Ms. Juanita G. Garza
502 Ruby Peak Ave
Mount Vernon, WA 98273

Filed for Record at Request of
McGrath Escrow, Inc.
Escrow Number: 23918

Grantor: Ronald M. Cruz
Grantee: Luisa G. Valadez, Estela Mitchell and Juanita G. Garza

GUARDIAN NORTHWEST TITLE CO.
102259-1

Statutory Warranty Deed

THE GRANTOR Ronald M. Cruz and ^{Maelisa} ~~Melissa~~ Cruz, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Luisa G Valadez, an unmarried woman, Estela G Mitchell, an unmarried woman, and Juanita G Garza, an unmarried woman, as joint tenants with right of survivorships and not as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Tax Parcel Number(s): 4892-000-062-0000 (P124595)

Lot 62, "Plat of Skagit Highlands Division 3", as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.

Subject to Exhibit A attached hereto and made a part hereof for all purposes.

Grantees acknowledge that they are taking title as Joint Tenants with right of Survivorship and not as Tenants in Common.

Luisa G. Valadez

Estela G. Mitchell

Juanita G. Garza

Dated 9-23-2012

Ronald M. Cruz

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123074
SEP 28 2012

Amount Paid \$ 3654.⁰⁰
Skagit Co. Treasurer
By Deputy

Maelisa Cruz

STATE OF Texas
COUNTY OF McClellan } SS:

I certify that I know or have satisfactory evidence that Ronald M. Cruz and ^{Maelisa} ~~Melissa~~ Cruz

are the person(s) who appeared before me, and said person(s) acknowledged that They signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/27/12

DONALD HALL
Notary Public, State of Texas
My Commission Expires
June 17, 2014

Notary Public in and for the State of Texas
Residing at 10324 Chin-Spring Rd Ste B
My appointment expires: June 17, 2014

When recorded return to:

Ms. Luisa G. Valadez, Ms. Estela Mitchell, Ms. Juanita G. Garza
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Mount Vernon, WA 98273

Filed for Record at Request of
McGrath Escrow, Inc.
Escrow Number: 23918

Grantor: Ronald M. Cruz
Grantee: Luisa G. Valadez, Estela Mitchell and Juanita G. Garza

Statutory Warranty Deed

THE GRANTOR Ronald M. Cruz and Malison Cruz, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Luisa G Valadez, an unmarried woman, Estela G Mitchell, an unmarried woman, and Juanita G Garza, an unmarried woman, as joint tenants with right of survivorships and not as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

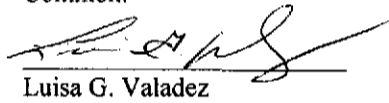
Abbreviated Legal:

Tax Parcel Number(s): 4892-000-062-0000 (P124595)

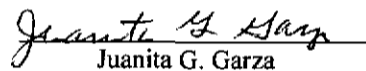
Lot 62, "Plat of Skagit Highlands Division 3", as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.

Subject to Exhibit A attached hereto and made a part hereof for all purposes.

Grantees acknowledge that they are taking title as Joint Tenants with right of Survivorship and not as Tenants in Common.


Luisa G. Valadez


Estela G. Mitchell


Juanita G. Garza

Dated 9-23-2012

Ronald M. Cruz

Malison Cruz

STATE OF Texas }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that **Ronald M. Cruz and Malison Cruz**

are the person(s) who appeared before me, and said person(s) acknowledged that They signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Texas
Residing at _____
My appointment expires: _____


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LPB 10-05(i-1)
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Municipal assessments, if any, levied by the City of Mount Vernon.

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

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 159 of Deeds, page 183. (Affects said plat and other property)

B. TERMS AND CONDITIONS OF THE MASTER PLAN:

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

C. 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

D. 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

E. 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)

F. 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.

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9/28/12
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G. 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

H. 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.)

I. 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.

J. WATER SERVICE CONTRACT:

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

K. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "PLAT OF SKAGIT HIGHLANDS, DIVISION 3", as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington. Reference to said plat for particulars.



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