

When recorded return to:
David R. Lester and Michelle G. Lester
4621 Nooksack Loop
Mount Vernon, WA 98273



201211140051
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.: 620016731 ✓ *Chicago Title*

STATUTORY WARRANTY DEED

THE GRANTOR(S) Angel Vega and Melelani Vega, 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 David R. Lester and Michelle G. Lester, husband and wife

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

Lot 11, together with an undivided 1/3 interest in Tract 908, "PLAT OF SKAGIT HIGHLANDS
DIVISION IV," a Planned Unit Development, approved August 21, 2006, and recorded on August
23, 2006, under Auditor's File Number 200608230062, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P124923/4902-000-011-0000, P127990/4902-000-908-0000

Subject to:

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

Dated: November 2, 2012

Angel Vega

Melelani Vega

20123632
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 14 2012

Amount Paid \$ 2781.80
By *m* Skagit Co. Treasurer Deputy

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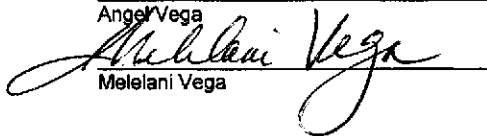
Tax Parcel Number(s): P124923/4902-000-011-0000, P127990/4902-000-908-0000

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Dated: November 2, 2012

Angel Vega


Melelani Vega



201211140051
Skagit County Auditor

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY of SKAGIT

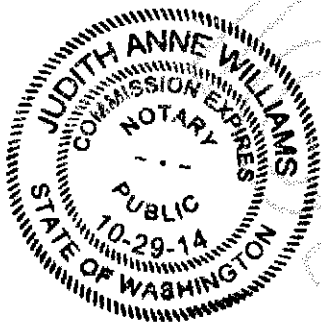
I certify that I know or have satisfactory evidence that

ANGEL VEGA

(s)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: NOV. 6, 2012

Judith Anne Williams
Name: JUDITH ANNE WILLIAMS
Notary Public in and for the State of WASH.
Residing at: STANWOOD WA
My appointment expires: 10/29/14



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Skagit County Auditor

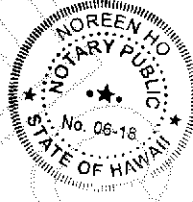
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STATUTORY WARRANTY DEED
(continued)

State of Hawaii
City & County of Honolulu

I certify that I ~~know~~^{do} have satisfactory evidence that
Melelani Vega
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: NOV 5, 2012



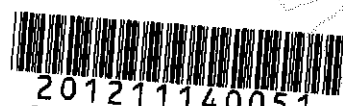
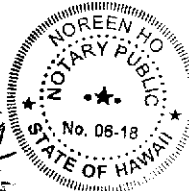
Name: Noreen Ho
Notary Public in and for the State of Hawaii
Residing at: Honolulu, HI
My appointment expires: Jan 01, 2014

NOREEN HO, FIRST CIRCUIT

Doc. Date: 11-2-12 # Pages: 2

Doc. Description: Statutory Warranty Deed

Notary Signature N Ho Date 11-5-12



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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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EXHIBIT "A"

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

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.



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