

After recording return to:

**Josue Rosales
Yadira Rosales
930 Clearwater Ct
Mount Vernon, WA 98273**



201304190082
Skagit County Auditor

4/19/2013 Page 1 of 5 2:14PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131396

APR 19 2013

CHICAGO TITLE

620016621

Amount Paid \$ 3,440.40
Skagit Co. Treasurer
By *[Signature]* Deputy

Reference: 40101790- -803- -MJ3

STATUTORY WARRANTY DEED

THE GRANTOR(S) **William A. Townshend and Lauren Townshend, husband and wife,**

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **Josue Rosales and Yadira Rosales, husband and wife**

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

Lot 6, SKAGIT HIGHLANDS, DIVISION II, according to the plat thereof, recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.

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

Tax Parcel Number(s): P124237

Statutory Warranty Deed

LPB-10-05 (ltr) (1/06)

CW Title

Reference: Statutory Warranty Deed 40101790 803 MJ3

Dated: April 17, 2013

SELLERS:

WATS
William A. Townshend

4/17/13
Date

Lauren
Lauren Townshend

4/17/13
Date

State of Washington

SS:

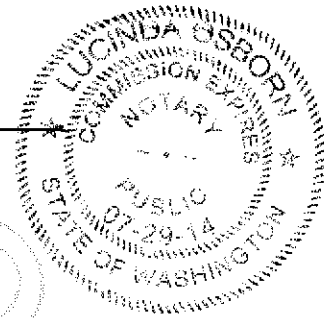
County of Snohomish

On this 17 day of April, 2013, before me personally appeared William A. & Lauren Townshend to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Lucinda Osborn

Notary Public in and for the State of Washington
Residing at Snohomish County
My Appointment expires: 7-29-14



Reference: Statutory Warranty Deed 40101790 803 MJ3

Exhibit "A"

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: March 30, 1903 in Volume 49 of Deeds, page 532

Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife

Affects: Said plat and other property

Terms and conditions contained in City of Mount Vernon Ordinance Nos. 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. 838309, 9203270092, 9303110069, 9308060022 and 9309210028, respectively.

Affects: Said plat and other property

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

Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);

Between: Georgia Schopf, as her separate estate

And: MVA, Inc., a Washington corporation

Recorded: July 27, 2001

Auditor's No(s): 200107270065, records of Skagit County, Washington

Affects: Said plat and other property

Mitigation Agreement, including the terms and conditions thereof; entered into;

By: Sedro-Woolley School District No. 101

And Between: MVA, Inc.

Recorded: July 5, 2001

Auditor's No. 200107270077, records of Skagit County, Washington

Providing: MVA, Inc.

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, records of Skagit County, Washington and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.

Affects: Said plat and other property



Reference: Statutory Warranty Deed 40101790 803 MJ3

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): 200508170113, records of Skagit County, Washington

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

AMENDED by instrument(s):

Recorded: July 25, 2006

Auditor's No(s): 200607250099, records of Skagit County, Washington

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 Assignment of Declarant's Rights;

Recorded: November 2, 2005

Auditor's File No.: 200511020084, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: April 6, 2006, May 23, 2006 and May 25, 2006

Auditor's No(s): 200604060049, 200605230088 and 200605250083, records of Skagit County, Washington

Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;

Recorded: August 17, 2005

Auditor's File No.: 200508170115, records of Skagit County, Washington

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

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 11, 2005

Auditor's No(s): 200507110156, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system

Affects: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Affects: All lots in Division II



Reference: Statutory Warranty Deed **40101790 803 MJ3**

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

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 DIV. 2:

Recording No: 200604040052

