



Skagit County Auditor \$75.00
7/25/2013 Page 1 of 4 1:37PM

When recorded return to:
Jordan Staley
120 Marble Creek Drive
Mount Vernon, WA 98273

POOR ORIGINAL

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018624

**CHICAGO TITLE
620018624**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael C. Grady and Sarah M. Grady, 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 Jordan Staley, an unmarried person

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

Lot 31, "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): P124943 / 4902-000-031-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title order 620018624, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$234,000.00 (120% of the short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Dated: July 22, 2013

Michael C. Grady

Sarah M. Grady

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 2925
JUL 25 2013
Amount Paid \$ 3,476.00
Skagit Co. Treasurer
By *man* Deputy**

STATUTORY WARRANTY DEED
(continued)

State of IOWA

County of POIK

I certify that I know or have satisfactory evidence that Michael C. Grady and Sarah M. Grady 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: 7/23/13

Roland L. Huff Jr.
Name: Roland L. Huff Jr.
Notary Public in and for the State of IOWA
Residing at: POIK COUNTY IA
My appointment expires: 12-7-13

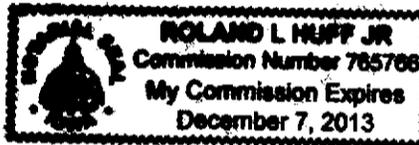


EXHIBIT "A"

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



EXHIBIT "A"

**Exceptions
(continued)**

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. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon.
15. Assessments, if any, levied by Skagit Highlands Homeowner's Association.
16. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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.



201307250075