

When recorded return to:

Mr. James E. Higgins  
5209 Larrabee Way  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20133552

AUG 29 2013

201308290139  
Skagit County Auditor  
8/29/2013 Page 1 of 5 3:40PM \$76.00

Filed for Record at Request of:  
North Sound Escrow, LLC  
Escrow Number: 113031-SB

Amount Paid \$ 3,209.00  
Skagit Co. Treasurer  
By *mdm* Deputy

CHICAGO TITLE  
620017201

Statutory Warranty Deed

Grantors: David J Luster and Mellanie L. Luster  
Grantee: James E. Higgins

THE GRANTORS David J Luster and Mellanie L. Luster, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James E. Higgins, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot(s): ~~318~~ SKAGIT HIGHLANDS DIVISION V (PHASE 1)  
314  
Tax Parcel Number(s): P125526

314  
Lot ~~318~~, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE I), according to the plat thereof recorded on December 21, 2006 under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Covenants, conditions and restrictions of title, as attached hereto.

Dated August 15, 2013

*David J Luster*  
David J Luster

*Mellanie L. Luster*  
Mellanie L. Luster

STATE OF Florida  
COUNTY OF Palm Beach } SS:



I certify that I know or have satisfactory evidence that David J Luster and Mellanie L. Luster

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

Dated: 28 August 2013

*Bailey Cordero*  
Notary Public in and for the State of Florida  
Residing at Palm Beach County  
My appointment expires: September 15, 2015

## SCHEDULE B

(continued)

ACCEPTED AND APPROVED  
AS TO FORM AND CONTENT

2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Auditor's File No. 9203270092, 9303110069, 9308060022 and 9309210028.

Affects: Said Plat and other property

3. Restriction contained in instrument recorded December 14, 1912 under Auditor's File No. 94380, as follows:

That no saloon shall ever be located or established upon the lands herein described.

Affects: Said Plat and other property

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 27, 1960

Auditor's No(s): 599210, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said Plat and other property

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 23, 1980

Auditor's No(s): 8009230001, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company, a Washington corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A portion of Lot 7, not specifically located on record

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

Recorded: June 8, 1988

Auditor's No(s): 8806080008, records of Skagit County, Washington

For: Construct, maintain and operation of drainage facilities

Affects: Said Plat and other property

7. Developer Extension Agreement, including the terms and conditions thereof, entered into;

By: M.V.A. 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

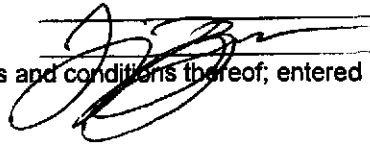
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**SCHEDULE B**

(continued)

ACCEPTED AND APPROVED  
AS TO FORM AND CONTENT

8. Storm Drainage Release Easement 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  
 Affects: Said plat and other property
9. 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  
 Affects: Said plat and other property
10. Development 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  
 Providing: Said plat and other property
11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Auditor's File No. 200205230079.  
 Affects: Said plat and other property
- AMENDED by instrument(s):  
 Recorded: June 3, 2002  
 Auditor's No(s): 200206030153, records of Skagit County, Washington
12. 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, a Washington corporation  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: Said plat and other property
13. Matters disclosed by Record of Survey;  
 Filed: June 8, 2005  
 Auditor's File No.: 200506080122, records of Skagit County, Washington
14. 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

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ALTA Commitment (Adopted: 06.17.2006)

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Skagit County Auditor

\$78.00

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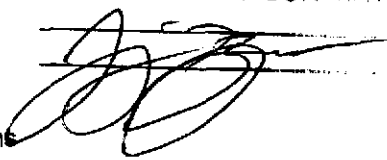
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CHICAGO TITLE COMPANY

**SCHEDULE B**  
(continued)

ACCEPTED AND APPROVED  
AS TO FORM AND CONTENT



15. 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 successor or assigns  
Recorded: October 7, 2005  
Auditor's No.: 200510070093, records of Skagit County, Washington  
Providing: Water Service Contract
16. 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: July 25, 2006; June 4, 2008; October 16, 2008  
Auditor's No(s): 200607250099; 200806040066; 200810160044, records of Skagit County, Washington

17. 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

AMENDED by instrument(s):

Recorded: November 2, 2005; April 6, 2006; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009  
Auditor's No(s): 200511020084; 200604060049; 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, records of Skagit County, Washington

18. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;  
Recorded: August 17, 2005  
Auditor's File No.: 200508170115, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company
19. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 20, 2006  
Auditor's No(s): 200609200081, records of Skagit County, Washington  
For: Construct, maintain, replace, reconstruct and remove sanitary sewage and storm drainage facilities  
Affects: A strip across said premises

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Skagit County Auditor

8/29/2013 Page

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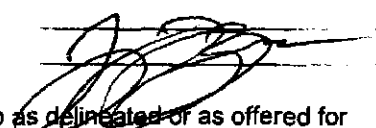
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\$76.00

AMERICAN  
LAND TITLE  
ASSOCIATION

## SCHEDULE B

(continued)



20. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

21. 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 face of said PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1):

Recording No: 200612210067

22. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 19, 2007  
Auditor's No(s): 200703190207, 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: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee

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

Recorded: March 29, 2007  
Auditor's No(s): 200703290063, records of Skagit County, Washington  
For: Waterline  
Affects: Tract AU1

24. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$292,080.00  
Dated: September 29, 2008  
Trustor/Grantor: David J. Luster and Mellanie L. Luster, husband and wife  
Trustee: Allan B. Polunsky  
Beneficiary: Mortgage Electronic Registration Systems Inc. as nominee for Primelending a Plainscapital Company  
Recording Date: October 1, 2008  
Recording No.: 200810010088

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