

UNOFFICIAL



Skagit County Auditor
9/12/2013 Page 1 of 4 3:30PM \$75.00

When recorded return to:
Mark Dwayne Pyle
4701 Glacier Street
Mount Vernon, WA 98273

POOR ORIGINAL

Filed for record at the request of:



4100 194th St. SW, #100
Lynnwood, WA 98036

Escrow No.: 500001352

CHICAGO TITLE
620019746

STATUTORY WARRANTY DEED

THE GRANTOR(S) Secretary of Housing and Urban Development, his/her successors in office for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Mark D. Pyle, a single man

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

Lot 44, Plat of Skagit Highlands Division 3, as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

In witness whereof, of the undersigned has set his/her hand and seal as a principal and/or officer of BLB Resources, Management and Marketing contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43, 171(July 26, 2005).

Subject to: Exceptions set forth on attached Exhibit "A" and by this reference made a part hereof as if fully incorporation herein.

Tax Parcel Number(s): 124577

Dated: August 13, 2013

Secretary of Housing and Urban Development

BY: [Signature]
Authorized Signer
Old Case# 561-901099

Rene Orosco
Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133736
SEP 12 2013

Amount Paid \$0
Skagit Co. Treasurer
By [Signature] Deputy

UNOFFICIAL

STATUTORY WARRANTY DEED
(continued)


State of CALIFORNIA

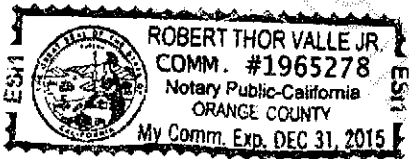
County of ORANGE

I certify that I know or have satisfactory evidence that RENE OROSCO

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the AUTHORIZED SIGNER of HUS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/9/13


Name: Robert Thor Valle Jr
Notary Public in and for the State of CA
Residing at: ORANGE
My appointment expires: 12/31/15



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**Exhibit A To Statutory Warranty Deed
(continued)
EXHIBIT "A"**

Escrow No.: 500001352

Easement contained in Dedication of said plat;

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

Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1993 in Volume 49 of Deeds, page 532.

Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded March 27, 1993, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.

Pre-Annexation Agreement and the terms and conditions thereof;

Between: City of Mount Vernon
And: Mount Vernon Association, Inc.
Recorded: March 27, 1992
Auditor's File No.: 9203270093, records of Skagit County, Washington

Development Agreement and the terms and conditions thereof;

Between: The City of Mount Vernon
And: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Auditor's File No.: 200106210002, records of Skagit County, Washington

Modified by instrument;

Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington

Storm Drainage Release Easement Agreement and the terms and conditions thereof;

Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recorded: July 27, 2001
Auditor's File No.: 200107270065, records of Skagit County, Washington

Mitigation Agreement and the terms and conditions thereof;

Between: City of Sedro Woolley School District No. 101
And: MVA Inc., a Washington corporation
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's File No.: 200107270077, records of Skagit County, Washington

Developer Extension Agreement and the terms and conditions thereof;

Between: M.C.A. Inc., a corporation
And: The City of Mount Vernon
Dated: July 27, 2001
Recorded: August 22, 2001
Auditor's File No.: 200108220046, records of Skagit County, Washington

Amended by instrument;

Recorded: July 1, 2005
Auditor's File No.: 200507010181, records of Skagit County, Washington

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.

Amended by instrument;

Recorded: June 3, 2002
Auditor's File No.: 200206030153, records of Skagit County, Washington

Matters disclosed by Record of Survey;

Filed: June 8, 2005
Auditor's File No.: 200506080122, records of Skagit County, Washington



201309120091

**Exhibit A To Statutory Warranty Deed
(continued)
EXHIBIT "A"**

Escrow No.: 500001352

Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: October 21, 2004
Recorded: November 1, 2004
Auditor's File No.: 200411010178, records of Skagit County, Washington
Regarding: See instrument for full particulars

Memorandum of Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: Not disclosed
Recorded: November 1, 2004
Auditor's File No.: 200411010179, records of Skagit County, Washington
Regarding: See instrument for full particulars

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

Recorded: March 1, 2005
Auditor's No(s): 200503010088, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;

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 and July 25, 2006
Auditor's File Nos. 200604080049 and 200607250099, records of Skagit County, Washington

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

Recorded: August 17, 2005
Auditor's File No.: 200508170114, records of Skagit County, Washington

Partial Assignment of Declarant's Rights;

Recorded: May 26, 2006 and July 25, 2006
Auditor's File No.: 200605260149 and 200607250100, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 26, 2006 and February 5, 2009
Auditor's No(s): 200605260150 and 200902050087, records of Skagit County, Washington

Supplemental Declaration of Covenants, Conditions and Restrictions for 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

Terms and conditions of the Master Plan Agreement;

Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington

Water Service Contract Agreement and the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County
And: Skagit Highlands, LLC or its successors or assigns
Recorded: October 7, 2005
Auditor's File No.: 200510070093, records of Skagit County, Washington
Regarding: 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, Division 3:

Recording No: 200605150163

