



201311130090

Skagit County Auditor

\$74.00

11/13/2013 Page

1 of

3 3:25PM

When recorded return to:

Deanne M. Flom
1773 Hillcrest Loop
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500003759

CHICAGO TITLE
500003759

STATUTORY WARRANTY DEED

THE GRANTOR(S) Highmark Homes LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Deanne M. Flom, a single person and James J. Baltus, III, a
married man as his separate estate

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

Lot 3, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No.
201304150001, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P131441 / 6012-000-000-0003

Subject to:

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

Dated: November 7, 2013

Highmark Homes LLC

BY: 

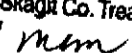
Thomas Tollen
Manager



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134587

NOV 13 2013

Amount Paid \$ 4,276.11
Skagit Co. Treasurer
By  Deputy

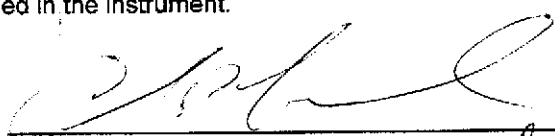
STATUTORY WARRANTY DEED
(continued)

State of WA

County of Kearney

I certify that I know or have satisfactory evidence that Tom Tolman
(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 Manager of Highmark Homes, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: 11/12/13


Name: Chris Marchand
Notary Public in and for the State of WA
Residing at: Kearney, WA
My appointment expires: 3-25-14



201311130090

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 29, 2008
Recording No.: 200809290084

2. 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 HILLCREST LANDING:

Recording No: 201304150001

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 15, 2013
Recording No.: 201304150002



201311130090