



201312020149

Skagit County Auditor

\$74.00

12/2/2013 Page

1 of

3 3:22PM

When recorded return to:

Richard J McCoy and Ida Tift McCoy
1777 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.: 500003944

CHICAGO TITLE
500003944

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 Richard J McCoy and Ida Tift McCoy, husband and wife

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

Lot 2, 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): P131440 / 6012-000-000-0002

Subject to:

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

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.

Dated: November 26, 2013


Highmark Homes LLC

BY: 

Thomas Tollen
Manager

20134798
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 02 2013

Amount Paid \$ **4098.11**
By  Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA

County of Kent

I certify that I know or have satisfactory evidence that Tom Tolan

☒ 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 Manger of High mark Homes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/27/13

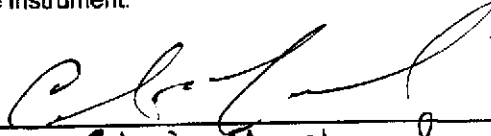

Name: Chris Marchand
Notary Public in and for the State of WA
Residing at: Kent
My appointment expires: 3-25-14



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



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