



201312160070

Skagit County Auditor  
12/16/2013 Page 1 of 5 1:47PM \$76.00

When recorded return to:  
Highmark Homes, LLC  
16400 Southcenter Parkway, Suite 210  
Tukwila, WA 98188

Filed for record at the request of:  
Chicago Title  
3002 Colby Avenue, Suite 200  
Everett, WA 98201

Escrow No.: 620018224

CHICAGO TITLE  
620018224

### STATUTORY WARRANTY DEED

THE GRANTOR(S) The Quadrant Corporation, a Washington Corporation  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Highmark Homes, LLC, a Washington limited liability company  
the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 18, 23 THROUGH 28, "SKAGIT HIGHLANDS, DIVISION II", A PLANNED UNIT  
DEVELOPMENT, approved April 3, 2006 and recorded on April 4, 2006 under Auditor's File No.  
200604040052, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): 4887-000-018-0000, 4887-000-023-0000, 4887-000-024-0000,  
4887-000-025-0000, 4887-000-026-0000, 4887-000-027-0000,  
4887-000-028-0000, P124238, P124243, P124244, P124245, P124246,  
P124247, P124248

Subject to:

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

Dated: December 16, 2013

The Quadrant Corporation, a Washington corporation

BY:   
Pete Nichols, Vice President Land Acquisition

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20135003

DEC 16 2013

Amount Paid \$ 57,923.50  
Skagit Co. Treasurer  
By *Mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

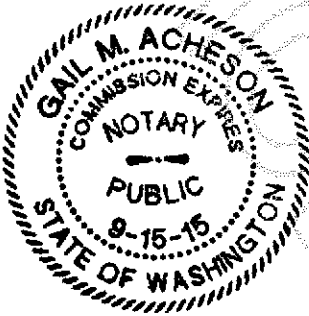
State of WASHINGTON

County of King

I certify that I know or have satisfactory evidence that PETER F. NICHOLS

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 Vice President Land Acquisition of The Quadrant Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/12/13



Gail M. Acheson  
Name: Gail M. Acheson  
Notary Public in and for the State of WASHINGTON  
Residing at: KIRKLAND, WA  
My appointment expires: 9/15/15



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**EXHIBIT "A"**  
**Exceptions**

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: March 30, 1903 in Volume 49 of Deeds, page 532  
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Affects: Said plat and other property
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 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. 838309, 9203270092, 9303110069, 9308060022 and 9309210028, respectively.  
Affects: Said plat and other property
3. 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
4. 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 No.: 200106210002  
Affects: Said plat and other property  
  
Modified by instrument recorded July 1, 2005, under Auditor's File No. 200507010182.
5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);  
Between: Georgia Schopf, as her separate estate  
And: MVA, Inc., a Washington corporation  
Recorded: July 27, 2001  
Auditor's No(s): 200107270065, records of Skagit County, Washington  
Affects: Said plat and other property
6. Mitigation Agreement, including the terms and conditions thereof; entered into;  
By: Sedro-Woolley School District No. 101  
And Between: MVA, Inc.  
Recorded: July 5, 2001  
Auditor's No. 200107270077, records of Skagit County, Washington  
Providing: MVA, Inc.  
Affects: Said plat and other property
7. Developer Extension Agreement and the terms and conditions thereof;  
  
Between: M.V.A., Inc., a corporation  
And: The City of Mount Vernon  
Dated: June 27, 2001  
Recorded: August 22, 2001  
Auditor's No.: 200108220046  
Affects: Said plat and other property  
  
Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181.



## EXHIBIT "A"

### Exceptions (continued)

8. 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 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.  
Affects: Said plat and other property
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: July 25, 2006; June 4, 2008; October 16, 2008  
Auditor's No(s): 200607250099; 200806040066; 200810160044, records of Skagit County, Washington
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
- AMENDED by instrument(s):  
Recorded: November 2, 2005; April 6, 2006; May 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008, October 16, 2008 and February 5, 2009  
Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150, 200607250100; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, records of Skagit County, Washington
11. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, 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
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 11, 2005  
Auditor's No(s): 200507110156, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Affects: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way  
Affects: All lots in Division II
13. 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 or assigns  
Recorded: October 7, 2005  
Auditor's No. 200510070093, records of Skagit County, Washington  
Providing: Water Service Contract
14. 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,



## **EXHIBIT "A"**

### **Exceptions (continued)**

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 Skagit Highlands Division II:

Recording No: 200604040052

15. Dues, charges, and assessments, if any, levied by Skagit Highlands Homeowners Association.
16. Liability to future assessments, if any, levied by City of Mount Vernon.



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