



201312230078

When recorded return to:  
 Carina Rosas-Vallalba  
 1712 Hillcrest Loop  
 Mount Vernon, WA 98274

Skagit County Auditor \$74.00  
 12/23/2013 Page 1 of 3 1:00PM

Filed for record at the request of:



**CHICAGO TITLE**  
 COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
 Everett, WA 98201

Escrow No.: 500005077

**CHICAGO TITLE**  
**500005077**

### 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  
 Villalba  
 in hand paid, conveys, and warrants to Carina Rosas-Vallalba, a single person and Valentina Arribeno,  
 a single person

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

Lot 22, 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.

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.

Tax Parcel Number(s): P131460 / 6012-000-000-0022

Subject to:

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

Dated: December 16, 2013

Highmark Homes LLC

BY: 

Thomas Lee Tollen, Manager

20135114  
 SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

DEC 23 2013

Amount Paid \$ 4099.00  
 Skagit Co. Treasurer  
 By MF Deputy

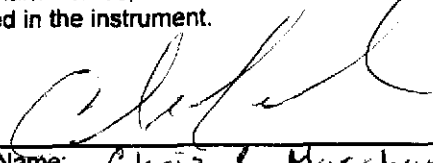
STATUTORY WARRANTY DEED  
(continued)

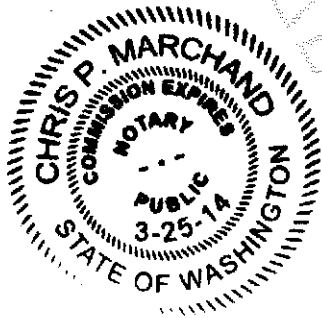
State of WA

County of King

I certify that I know or have satisfactory evidence that Thomas Lee Teller  
(s)are the person(s) who appeared before me, and said person acknowledged that (s)he/they  
signed this instrument, on oath stated that (s)he/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: 12/18/13

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



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**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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