



201312310087

Skagit County Auditor
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POOR ORIGINAL

When recorded return to:
Michael A. Mortensen, Jr. and Kelyna A. Mortensen
5241 Razor Peak Drive
Mount Vernon, WA 98273

Order No. 106915

GUARDIAN NORTHWEST TITLE CO.

106915-1

SPECIAL WARRANTY DEED (Not Statutory)

THE GRANTOR(S) The Secretary of Housing & Urban Development, his successors in interest and/or assigns for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to Michael A. Mortensen, Jr. and Kelyna A. Mortensen, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lot 280 Skagit Highlands Division V, Phase I

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): P125492, 4915-000-280-0000

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto."

Dated: 12-27-13

Secretary of Housing & Urban Development, his
successors in interest and/or assigns

20135228
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


By: ..., Authorized Agent

Rene Orosco
Authorized Agent


DEC 31 2013

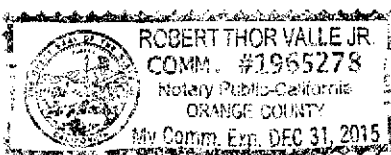
STATE OF CALIFORNIA
COUNTY OF ORANGE } SS:

Amount Paid \$ 0
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that RENE OROSOCO is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Authorized Agent of , to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-27-13


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



Escrow No.: 106915

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 280, "Plat of Skagit Highlands Division V (Phase 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington.



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Exhibit B

EXCEPTIONS:

- A. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)
- B. Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:

"..that no saloon shall ever be located or established upon the lands herein described..."

C. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
Auditor's No.: 200507010182
Affects: Division No. 1 and other property

Said document may be a modification of Auditor's File No. 200106210002.

D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skagit Highlands Division No. 1.
Recorded: August 16, 2005
Auditor's No.: 200508160182

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

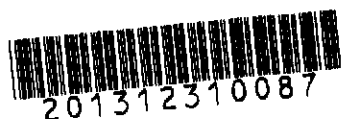
Between: City of Mount Vernon
And: MVA, Inc.
Dated: May 23, 2001
Recorded: June 21, 2001
Auditor's No.: 200106210002
Regarding: Development Agreement

Said document may be modified by Auditor's File No. 200507010182.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate
And: MVA, Inc.
Dated: July 20, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270065
Regarding: Storm Drainage Release Easement Agreement

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: MVA, Inc.
And: City of Mount Vernon
Dated: June 27, 2001
Recorded: August 22, 2001
Auditor's No.: 200108220046
Regarding: Developer Extension Agreement

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200507010181.

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sedro Woolley School District No. 101
And: MVA, Inc.
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270077
Regarding: Mitigation Agreement

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: February 11, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010068
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

J. WATER SERVICE CONTRACT:

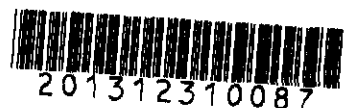
Dated: September 30, 2005
Recorded: October 7, 2005
Auditor's No.: 200510070093

K. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005
Auditor's No.: 200508170113
Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008 and October 16, 2008
Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066 and 200810160044 respectively



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L. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005
Recorded: August 17, 2005
Auditor's No.: 200508170114
Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008 and February 5, 2009
Auditor's No.: 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044 and 200902050087 respectively

ASSIGNMENT OF DECLARANT'S RIGHTS:

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006
Auditor's No.: 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126, respectively

(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

M. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "SKAGIT HIGHLANDS, DIVISION V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference to said plat for particulars.

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The State of Washington
Dated: April 29, 1988
Recorded: June 8, 1988
Auditor's No.: 8806080008
Purpose: Construct, maintenance and operation of drainage facilities
Area Affected: See record for exact location



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O. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005
Recorded: August 17, 2005
Auditor's No.: 200508170115
Executed By: Skagit Highlands, LLC

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066 and 200810160044, respectively.

P. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowner's Association.



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