



201403100074

Skagit County Auditor

\$74.00

3/10/2014 Page

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3 11:22AM

When recorded return to:  
Alan Pecson and Yolanda Pecson  
1769 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.: 500006708

CHICAGO TITLE  
500006708

### 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 Alan Pecson and Yolanda Pecson, a married couple

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

Lot 4, 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): P131442 / 6012-000-000-0004

Subject to:

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

Dated: February 26, 2014

Highmark Homes LLC

BY:

Thomas Tollen, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014740  
MAR 10 2014

Amount Paid \$ 4,425.13  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington  
County King of King

I certify that I know or have satisfactory evidence that Thomas Tollen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he 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: 06/26/2014

SUSAN T. ORDONIO  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
SEPTEMBER 9, 2015

Susan T. Ordonio  
Name: SUSAN T. ORDONIO  
Notary Public in and for the State of WASHINGTON  
Residing at: Seattle, WA 98178  
My appointment expires: 09/09/2015



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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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