



201403110067

When recorded return to:
James L. Zachry and Shirley M. Zachry
1758 Hillcrest Loop
Mount Vernon, WA 98274

Skagit County Auditor \$74.00
3/11/2014 Page 1 of 3 3:25PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500005149

CHICAGO TITLE
500005149

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 James L. Zachry and Shirley M. Zachry, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 25, 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): P131463 / 6012-000-000-0025

Subject to:

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

Dated: March 3, 2014

Highmark Homes LLC

BY:

Thomas Tollen
Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014768
MAR 11 2014
Amount Paid \$4,151.51
By Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

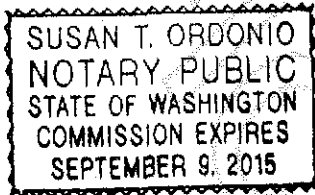
State of Washington

County King of King

I certify that I know or have satisfactory evidence that Thomas L. Tollen

☒ 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 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: MARCH 3, 2014



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



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
4. Assessments, if any, levied by City of Mount Vernon.
5. Assessments, if any, levied by Hillcrest Landing Homeowner's Association.
6. City, county or local improvement district assessments, if any.
7. **It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.**



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