



201404110108

Skagit County Auditor  
4/11/2014 Page

1 of

\$74.00

3 3:28PM

When recorded return to:  
Henry Van Zanten, Jr. and Pamela Sue Van  
Zanten  
1762 Hillcrest Loop  
Mount Vernon, WA 98274

Filed for record at the request of:

CHICAGO TITLE  
COMPANY OF WASHINGTON3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500005988

CHICAGO TITLE  
500005988

## 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 Henry Van Zanten, Jr. and Pamela Sue Van Zanten, husband  
and wife VanZanten VanZanten

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

Lot 26, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No.  
201304150001, records of Skagit County, Washington.

Situating in Skagit County, Washington.

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

Tax Parcel Number(s): P131464 / 6012-000-000-0026

Subject to:

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

Dated: April 7, 2014

Highmark Homes LLC

BY: Thomas Tollen  
ManagerSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20141167

APR 11 2014

Amount Paid \$ 4240.51  
Skagit Co. Treasurer  
By  Deputy

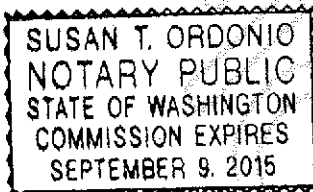
STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

County 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~~ she signed this instrument, on oath stated that ~~he~~ she was authorized to execute the instrument and acknowledged it as 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: 04/07/2015



*Susan T. Ordonio*

Name: SUSAN T. ORDONIO  
Notary Public in and for the State of WASHINGTON  
Residing at: Seattle, WA 98138  
My appointment expires: 09/09/2015



201404110108

**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.

**SKAGIT COUNTY RIGHT TO FARM**

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.

