



201404140142

Skagit County Auditor

\$75.00

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2:39PM



201404110108

Skagit County Auditor

\$74.00

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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 WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500005988

****RE-RECORD TO INCLUDE THE CORRECTED
NOTARY JURAT******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.

Situated 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
Manager**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**20141202
APR 14 2014Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**20141117
APR 11 2014Amount Paid \$ 4240.51
Skagit Co. Treasurer
By  Deputy

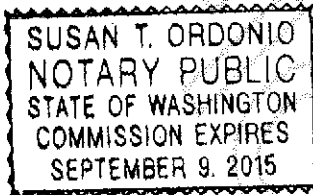
STATUTORY WARRANTY DEED
(continued)

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

See attached



201404140142

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: 04/07/2014

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 98138
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
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.