



201406040044

Skagit County Auditor

\$76.00

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When recorded return to:  
**Mark Baker and Stephanie Baker**  
**5108 Menarch Blvd.**  
**Mount Vernon, WA 98273**

Recorded at the request of:  
**Guardian Northwest Title**  
**File Number: 107552**

### Statutory Warranty Deed

107552

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Roger Sinker, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Mark Baker and Stephanie Baker, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 225, Skagit Highlands Div. V, Phase 1

Tax Parcel Number(s): P125437, 4915-000-225-0000

Lot 225, "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.

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 "A" attached hereto

Dated 6-3-2014

Roger Sinker

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

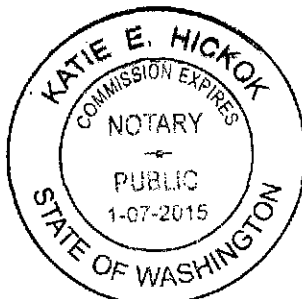
20141926

JUN 04 2014

Amount Paid \$ 3565.<sup>00</sup>  
 Skagit Co. Treasurer  
 By mm Deputy

STATE OF WA  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Roger Sinker, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-3-14Printed Name: Katie E. HickokNotary Public in and for the State of WAResiding at Mount VernonMy appointment expires: 1-7-15

## Exhibit A

### 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 I)" 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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