



201407030198

Skagit County Auditor

\$75.00

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AFTER RECORDING MAIL TO:

Raman Chopra and Sakshi Chopra

4754 Mount Baker Loop

Mount Vernon, WA 98273

Escrow Number: R14-00302-TT

GUARDIAN NORTHWEST TITLE CO.

Special Warranty Deed

107154-1

THE GRANTOR(S) Federal Home Loan Mortgage Corporation for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Raman Chopra and Sakshi Chopra

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

Lot 45, "Skagit Highlands Division II," as per Plat recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington.

Property commonly known as: 4754 Mount Baker Loop, Mount Vernon, WA 98273

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 4887-000-045-0000 (P124265)

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated

June 6, 2014

Federal Home Loan Mortgage Corporation

By:

First American Asset Closing Services, as Attorney-in-Fact

Jamey Davis

Authorized Signer of National Default REO Services, a
Delaware Limited Liability Company dba First American
Asset Closing Services ("FAACS"), as Attorney in
fact and/or agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2391
JUL 03 2014

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

STATE OF Texas)

ACKNOWLEDGMENT - Attorney in Fact - Corporate

County of Texas

SS.

On this 6 day of June 2014, before me, the undersigned, a Notary Public in and for the State of

Texas, duly commissioned and sworn, personally appeared

to me known to be the

Jamey Davis
of First American Asset Closing

Services, Attorney in Fact for Federal Home Loan Mortgage Corporation, and acknowledged that he/she signed the same in his/her capacity as

of First American Asset Closing

Services, as Attorney in Fact for said principal and acknowledged that he/she signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked.

GIVEN under my hand and official seal the day and year first above written

Cynthia Partida Valtierra
Notary Public in and for the State of Texas

Residing at

My appointment expires 6/4/15

Commonly known as: 4754 Mount Baker Loop Mount Vernon WA 98273



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Exhibit 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)

TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005

Auditor's No.: 200507010182

Affects: Said plat and other property

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate

And: MVA, Inc., a Washington corporation

Dated: July 20, 2001

Recorded: July 27, 2001

Auditor's No.: 200107270065

Regarding: Storm Drainage Release Easement Agreement

Affects: Said plat and other property

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

Affects: Said plat and other property

Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.
(Affects Lots 1 through 10)

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

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,



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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.)

**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.

EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington
corporation

Dated: July 6, 2005

Recorded: July 11, 2005

Auditor's No.: 200507110156

Purpose: The right to construct, operate, maintain, repair, replace
and enlarge an underground electric transmission and/or
distribution system

Area Affected: A strip of land 10 feet in width across all lots, tracts and
open spaces located within the above described property
being parallel to and coincident with the boundaries of all
private/public street and road rights-of-way.

WATER SERVICE CONTRACT:

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093

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 II", as per plat recorded on April 4, 2006, under Auditor's File No.
200604040052, records of Skagit County, Washington. Reference to said plat for particulars. (Said
document includes MANY PAGES of said matters.)



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