



201408280106

Skagit County Auditor \$74.00
8/28/2014 Page 1 of 3 3:50PM

When recorded return to:

Saegen Paget and Megan Paget
PO Box 619
Issaquah, WA 98027

STATUTORY WARRANTY DEED

107105-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) William Thomas St Pierre and Gwendolyn Gina St Pierre, husband and wife

for and in consideration of \$10,000 and good and other valuable considerations in hand paid, conveys, and warrants to Megan Paget and Saegen Paget, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22 "PLAT OF SKAGITHIGHLANDS DIVISION 3", as per plat recorded under Auditor's file no. 200605150163, records of Skagit County, Washington

Abbreviated Legal:

subject to : exhibit "A" attached hereto and made part hereof

Tax Parcel Number(s): P124555

Dated: August 21, 2014

William Thomas St Pierre

Gwendolyn Gina St Pierre

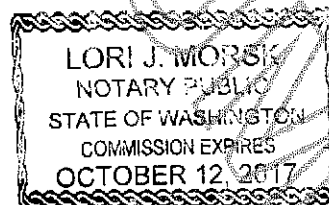
State of Washington
County of Snohomish

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

Dated: August 21, 2014

Notary Public in and for the State of Washington

My appointment expires: October 12, 2017



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 316 2
AUG 28 2014

Amount Paid \$ 2938.44
Skagit Co. Treasurer
By *Mum* Deputy

Exhibit "A"

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. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
Auditor's No.: 200507010182
Affects: Said plat and other property

C. 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

D. 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

E. 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)

F. 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.

G. 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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H. 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, May 23, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008 and February 5, 2009
Auditor's No.: 200604060049, 200605250083, 200605260150, 200605230088, 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.)

I. 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.

J. WATER SERVICE CONTRACT:

Dated: September 30, 2005
Recorded: October 7, 2005
Auditor's No.: 200510070093

K. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "PLAT OF SKAGIT HIGHLANDS, DIVISION 3", as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington. Reference to said plat for particulars.

L. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowners Association.



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