



Skagit County Auditor \$76.00  
9/12/2014 Page 1 of 5 3:30PM

When recorded return to:  
Louis Townsend and Anita Townsend  
4708 Mount Baker Loop  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620020682

CHICAGO TITLE  
620020682

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit Highland 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 Louis Townsend and Anita Townsend, husband and wife

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

Lot 23 "SKAGIT HIGHLANDS, DIVISION II", A PLANNED UNIT DEVELOPMENT, approved April  
3, 2006 and recorded on April 4, 2006 under Auditor's File No. 200604040052, records of Skagit  
County, Washington.

Situate in the County of Skagit, State of Washington.

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.

Tax Parcel Number(s): P124243, 4887-000-023-0000

Subject to:


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

Dated: September 4, 2014

Skagit Highland Homes, LLC  
By: MTT Holdings, Inc., it's Manager

BY:   
Thomas Tollen, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 3397  
SEP 12 2014

Amount Paid \$4365.00  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED  
(continued)

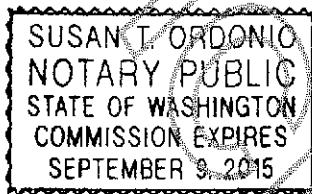
State of Washington

County \_\_\_\_\_ of King

I certify that I know or have satisfactory evidence that Thomas L. Tollen

☒ (is) are the person(s) who appeared before me, and said person acknowledged that ☒ (he/she/they) signed this instrument, on oath stated that ☒ (he/she/they) was authorized to execute the instrument and acknowledged it as the President of MTT Holdings, it's Manager of Skagit Highlands Homes, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 09/09/2015



Susan T. Ordonio  
Name: Susan T. Ordonio  
Notary Public in and for the State of Washington  
Residing at: TUKWILA, WA  
My appointment expires: 09/09/2015



## EXHIBIT "A"

### Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: March 30, 1903 in Volume 49 of Deeds, page 532  
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Affects: Said plat and other property
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 838309, 9203270092, 9303110069, 9308060022 and 9309210028, respectively.  
Affects: Said plat and other property
3. Terms and conditions of the Master Plan;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington  
Affects: Said plat and other property
4. Development Agreement and the terms and conditions thereof:  
  
Between: The City of Mount Vernon  
And: MVA, Inc., a Washington corporation  
Recorded: June 21, 2001  
Auditor's No.: 200106210002  
Affects: Said plat and other property  
  
Modified by instrument recorded July 1, 2005, under Auditor's File No. 200507010182.
5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);  
Between: Georgia Schopf, as her separate estate  
And: MVA, Inc., a Washington corporation  
Recorded: July 27, 2001  
Auditor's No(s): 200107270065, records of Skagit County, Washington  
Affects: Said plat and other property
6. Mitigation Agreement, including the terms and conditions thereof, entered into;  
By: Sedro-Woolley School District No. 101  
And Between: MVA, Inc.  
Recorded: July 5, 2001  
Auditor's No. 200107270077, records of Skagit County, Washington  
Providing: MVA, Inc.  
Affects: Said plat and other property
7. Developer Extension Agreement and the terms and conditions thereof;  
  
Between: M.V.A., Inc., a corporation  
And: The City of Mount Vernon  
Dated: June 27, 2001  
Recorded: August 22, 2001  
Auditor's No.: 200108220046  
Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under Auditor's File No. 200507010181.



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## EXHIBIT "A"

### Exceptions (continued)

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit County, Washington and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153, records of Skagit County, Washington.  
Affects: Said plat and other property
9. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;  
Recorded: August 17, 2005  
Auditor's File No.: 200508170113, records of Skagit County, Washington  
Executed by: Skagit Highlands, LLC, a Washington limited liability company  
  
AMENDED by instrument(s):  
Recorded: July 25, 2006; June 4, 2008; October 16, 2008  
Auditor's No(s): 200607250099; 200806040066; 200810160044, records of Skagit County, Washington
10. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law.  
Recorded: August 17, 2005  
Auditor's No(s): 200508170114, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company  
  
AMENDED by instrument(s):  
Recorded: November 2, 2005; April 6, 2006, May 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008, October 16, 2008 and February 5, 2009  
Auditor's No(s): 200511020084, 200604060049, 200605250083; 200605260150, 200607250100 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, records of Skagit County, Washington
11. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;  
Recorded: August 17, 2005  
Auditor's File No.: 200508170115, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 11, 2005  
Auditor's No(s): 200507110156, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Affects: 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  
Affects: All lots in Division II
13. Agreement, including the terms and conditions thereof, entered into;  
By: Public Utility District No. 1 of Skagit County  
And Between: Skagit Highlands, LLC, or its successors or assigns  
Recorded: October 7, 2005  
Auditor's No. 200510070093, records of Skagit County, Washington  
Providing: Water Service Contract
14. 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,



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Skagit County Auditor

9/12/2014 Page

4 of

5 3:30PM

\$76.00

## EXHIBIT "A"

### Exceptions (continued)

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 Skagit Highlands Division II:

Recording No: 200604040052

15. Dues, charges, and assessments, if any, levied by Skagit Highlands Homeowners Association.
16. Liability to future assessments, if any, levied by City of Mount Vernon.



201409120133

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\$76.00

9/12/2014 Page

5 of

5 3:30PM