



201410170053

Skagit County Auditor

\$75.00

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4 1:50PM

When recorded return to:  
 Andrew J Fleckenstein and Amber A Fleckenstein  
 226 Marble Creek  
 Mount Vernon, WA 98273

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: 108213

### Statutory Warranty Deed

THE GRANTORS Joshua C. Kelley and Marilyn M. Kelley, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew J. Fleckenstein and Amber A. Fleckenstein, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
 Lot 36 Skagit Highlands Div. IV

\* a married man as his  
 Separate estate

Tax Parcel Number(s): P124948, 4902-000-036-0000

GUARDIAN NORTHWEST TITLE CO.

108213-1

Lot 36, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," A PLANNED UNIT DEVELOPMENT, as per plat recorded under Auditor's File Number 200608230062, 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 10-2-14

Joshua C. Kelley

Marilyn M. Kelley

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

20143916

OCT 17 2014

Amount Paid \$ 4,010-

Skagit Co. Treasurer

By MA

Deputy

STATE OF Washington }  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joshua C. Kelley and Marilyn M. Kelley, 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: 10-2-14

Katie Hickok

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mt Vernon

My appointment expires: 1/07/2015

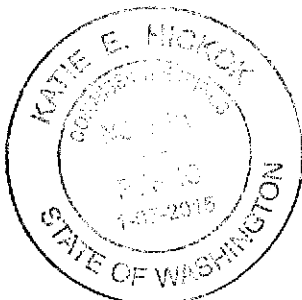


Exhibit A

**EXCEPTIONS:**

**A. TERMS AND CONDITIONS OF THE MASTER PLAN:**

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

**B. 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

**C. 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

D. 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)

**E. 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.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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F. WATER SERVICE CONTRACT:

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

G. 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 IV", as per plat recorded on August 23, 2006, under Auditor's File No. 200608230062, records of Skagit County, Washington. Reference to said plat for particulars.

H. 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

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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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.: 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.)

J. 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.

K. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowner's Association.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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