

Skagit County Auditor
10/28/2014 Page 1 of 5 \$76.00
3:36PM

When recorded return to:
Brandon J. Driver and Nicole R. Driver
929 Clearwater Court
Mount Vernon, WA 98273

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620020677

CHICAGO TITLE
620020677

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 Brandon J. Driver and Nicole R. Driver, husband and wife

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

Lot 18 "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): P124238, 4887-000-018-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144062
OCT 28 2014

Amount Paid \$ 5,165.³⁶
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 10, 2014

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

BY: [Signature]
Thomas L. Tollen III
President

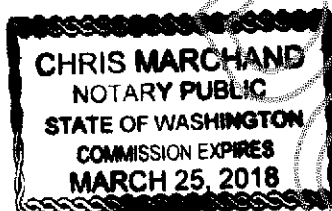
State of WA
County of Kittitas

I certify that I know or have satisfactory evidence that Thomas 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 Skagit Highland Homes, LLC by MTT Holdings, Inc. it's Manager
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-10-14

[Signature]
Name: CHRIS MARCHAND
Notary Public in and for the State of WA
Residing at: Kent
My appointment expires: 3-25-18



201410280097

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, 1989 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.



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. 20020530153, records of Skagit County, Washington.
Affects: Said plot 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 28, 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; 200812210068; 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 electric transmission and/or distribution system
Affects: A strip of land 10 feet in width across all lots, tracts and open spaces above described property being parallel to and coincident with the private/public street and road rights-of-way
located within the boundaries of all
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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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



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