

When recorded return to:
Benjamin Kruger and Annalee Paul



201504220040

Skagit County Auditor

\$76.00

4/22/2015 Page

1 of

5 1:48PM

Recorded at the request of:
Guardian Northwest Title
File Number: 108915

Statutory Warranty Deed

108915-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Kurtis Scoby and Amanda P. Scoby, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Annalee Paul and Benjamin Kruger, ~~marital status unknown~~ the following described real estate, situated in the County of Skagit, State of Washington *wife and husband

Abbreviated Legal:

Lot 35, Skagit Highlands Div. V Phase 2

Tax Parcel Number(s): P127141, 4948-000-035-0000

Lot 35, "Plat of Skagit Highlands Division V (Phase 2)," as per plat recorded on January 17, 2008, under Auditor's File No. 200801170047, 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 4/21/2015

Kurtis Scoby

Amanda P. Scoby

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151249

APR 22 2015

Amount Paid \$ 5256.00

Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kurtis Scoby and Amanda P. Scoby, 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: 4-22-15

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Milkenon

My appointment expires: 1/07/2019

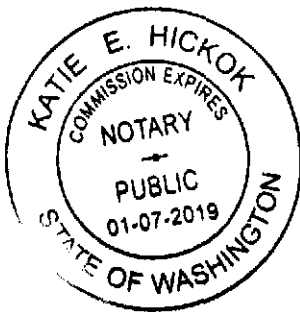


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

- 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 59 of Deeds, page 183. (Affects said plat and other property)
- B. Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:

"...that no saloon shall ever be located or established upon the lands herein described..."

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

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

Said document may be a modification of Auditor's File No. 200106210002.

D. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: City of Mount Vernon
And: MVA, Inc.
Dated: May 23, 2001
Recorded: June 21, 2001
Auditor's No.: 200106210002
Regarding: Development Agreement

Said document may be modified by Auditor's File No. 200507010182.

E. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Georgia Schopf, as her separate estate
And: MVA, Inc.
Dated: July 20, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270065
Regarding: Storm Drainage Release Easement Agreement

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit Highlands, LLC
And: City of Mount Vernon
Dated: June 20, 2005
Recorded: July 1, 2005
Auditor's No.: 200507010181
Regarding: Developer Extension Agreement

Said Instrument states that it both amends and supersedes Auditor's File No. 200108220046.

G. 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

H. 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.

I. WATER SERVICE CONTRACT:

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

J. 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

K. 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.)

L. 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 V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference to said plat for particulars.

M. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Skagit Highlands Division V (Phase 2)
Recorded: January 17, 2008
Auditor's No.: 200801170047

N. 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.

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