

When recorded return to:
Chad T. Hoffman and Amber M. Petersen
4612 Hidden Lake Loop
Mount Vernon, WA 98273



Skagit County Auditor
4/27/2015 Page

1 of

\$74.00
3 3:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023586

CHICAGO TITLE
620023586

STATUTORY WARRANTY DEED

THE GRANTOR(S) Walter Boy and Tana Marie Boy, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Chad T. Hoffman, and unmarried man and Amber M. Petersen,
an unmarried woman

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

Lot 21, SKAGIT HIGHLANDS, DIVISION 1, a planned unit development, recorded on August 16,
2005, under Auditor's File No. 200508160182, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

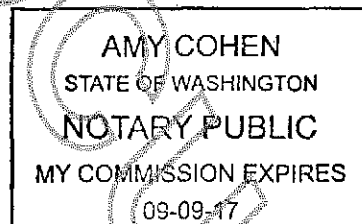
Tax Parcel Number(s): P123161, 4867-000-021-0000,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023586, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: April 21, 2015

Walter Boy
Walter Boy

Tana Marie Boy
Tana Marie Boy



State of Washington
County of King

I certify that I know or have satisfactory evidence that
Walter Boy, Tana Marie Boy
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 21, 2015

Amy Cohen
Name: Amy Cohen
Notary Public in and for the State of WA
Residing at: Boothell
My appointment expires: 9-9-17

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151391

Statutory Warranty Deed (LPB 10-05)
WA0000059.doc / Updated: 07.30.13

APR 27 2015

WA-CT-FNRV-02150.620019-620023586

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By Mam Deputy

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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, 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 1, a Planned Unit Development:
Recording No.: 200508160182
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: August 25, 2006
Recording No.: 200608250117
3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: August 17, 2005
Recording No.: 200508170114
Modification(s) of said covenants, conditions and restrictions

Recording Date: February 5, 2009
Recording No.: 200902050087
4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: April 6, 2006
Recording No.: 200604060049
5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: August 17, 2005
Recording No.: 200508170115
6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: August 17, 2005
Recording No.: 200508170113

Modification(s) of said covenants, conditions and restrictions
Recording Date: July 25, 2006 & June 4, 2008
Recording No.: 200607250099 & 200806040066
7. Storm Drainage Release Agreement;
Recorded: July 27, 2001
Auditor's File No.: 200107270065, records of Skagit County, Washington

SCHEDULE "B"

Exceptions
(continued)

8. Agreement, including the terms and conditions thereof; entered into;
By: MVA, Inc.
And Between: Sedro-Woolley School District
Recorded: July 27, 2001
Auditor's No.: 200107270077, records of Skagit County, Washington
Providing: Mitigation
9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 1, 2005
Auditor's No.: 200503010068, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
10. Agreement, including the terms and conditions thereof; entered into;
By: Skagit Highlands, LLC
And Between: Quadrant Corporation
Recorded: November 1, 2004
Auditor's No.: 200411010178, records of Skagit County, Washington
Providing: Early Entry
11. Skagit County Right-to-farm Ordinance, including the terms, covenants and provisions thereof;
Recording Date: March 26, 2008
Recording No.: 200803260054
Affects: Said premises
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, dues and charges, if any, levied by Skagit Highland Homeowners Association.
15. Assessments, if any, levied by Skagit Highlands West Neighborhood Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.