

POOR ORIGINAL



201510300109

Skagit County Auditor

\$77.00

10/30/2015 Page

1 of

5 1:37PM

When recorded return to:

Richard G. Nord, Sr. and Dawn Nord  
107 S. 3rd  
LaConner, WA 98257

Filed for record at the request of:



CHICAGO TITLE

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500028727

CHICAGO TITLE

500028727

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Quadrant Corporation, a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Richard G. Nord, Sr. and Dawn M. Nord, husband and wife

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

Lot 3, of that certain Amended Boundary Line Adjustment Survey, approved June 8 2005 and recorded June 8, 2005 under Auditor's File No. 200506080122, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P121457./ 340422-1-002-0100

Subject to:

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

Dated: 10-30 2015

The Quadrant Corporation

BY:

*[Signature]*  
Peter F. Nichols  
Vice President Land Acquisition

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 4464  
OCT 30 2015

Amount Paid \$ 6,502.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of KING

I certify that I know or have satisfactory evidence that PETER F. NICHOLS

is 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 Vice President Land Acquisition of The Quadrant Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/28/15



Gail M. Acheson  
Name: GAIL M. ACHESON  
Notary Public in and for the State of WA  
Residing at: KIRKLAND  
My appointment expires: 9/15/19

## EXHIBIT "A"

### Exceptions

1. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532  
Affects: Said premises and other property
2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546 and 2550 as recorded March 27, 1993, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.  
Affects: Said premises and other property
3. Pre-Annexation Agreement and the terms and conditions thereof:  
Between: City of Mount Vernon  
And: Mount Vernon Association, Inc.  
Recorded: March 27, 1992  
Auditor's File No.: 9203270093, records of Skagit County, Washington  
Affects: Said premises 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 File No.: 200106210002, records of Skagit County, Washington  
Affects: Said premises and other property  
  
Modified by instrument:  
Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington
5. Storm Drainage Release Easement Agreement and the terms and conditions 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, records of Skagit County, Washington  
Affects: Said premises and other property
6. Mitigation Agreement and the terms and conditions thereof:  
Between: City of Sedro Woolley School District No. 101  
And: MVA Inc., a Washington corporation  
Dated: July 5, 2001  
Recorded: July 27, 2001  
Auditor's File No.: 200107270077, records of Skagit County, Washington  
Affects: Said premises and other property
7. Developer Extension Agreement and the terms and conditions thereof:  
Between: M.C.A. Inc., a corporation  
And: the City of Mount Vernon  
Dated: July 27, 2001  
Recorded: August 22, 2001  
Auditor's File No.: 200108220046, records of Skagit County, Washington  
Affects: Said premises and other property  
  
Amended by instrument:  
Recorded: July 1, 2005  
Auditor's File No.: 200507010181, records of Skagit County, Washington
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  
Affects: Said premises and other property  
  
Amended by instrument:  
Recorded: June 3, 2002  
Auditor's File No.: 200206030153, records of Skagit County, Washington

## EXHIBIT "A"

Exceptions  
(continued)

9. Matters disclosed by Record of Survey;  
Filed: June 8, 2005  
Auditor's File No.: 200506080122, records of Skagit County, Washington
10. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 1, 2005  
Auditor's No(s): 200503010068, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises and other property
11. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;  
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  
Auditor's Nos.: 200607250099, records of Skagit County, Washington
12. Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, as hereto attached;  
Recorded: August 17, 2005  
Auditor's File No.: 200508170114, records of Skagit County, Washington  
  
Partial Assignment of Declarant's Rights;  
Recorded: May 26, 2006  
Auditor's File No.: 200605260149, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: May 26, 2006, April 6, 2006, May 23, 2006, May 26, 2006, August 25, 2006, December 21, 2006, June 4, 2008 and February 5, 2009  
Auditor's No(s): 200604060049, 200605230088, 200605260150, 200608250117, 200612210068, 200806040006 and 200902050087, records of Skagit County, Washington  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: October 21, 2015  
Recording No.: 201510210021 and 201510210022  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: October 26, 2015  
Recording No.: 201510260101 and 201510260102
13. Supplemental Declaration of Covenants, Conditions and Restrictions for 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
14. Terms and conditions of the Master Plan Agreement;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington  
Affects: Said premises and other property
15. Water Service Contract Agreement and the terms and conditions thereof;  
Between: Public Utility District No. 1 of Skagit County  
And: Skagit Highlands, LLC or its successors or assigns  
Recorded: October 7, 2005  
Auditor's File No.: 200510070093, records of Skagit County, Washington  
Regarding: Water service contract

## EXHIBIT "A"

Exceptions  
(continued)

16. 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, 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 Amended Boundary Line Adjustment Survey:
- Recording No: 200506080122
17. Assignment of Declarant's Rights and the terms and conditions thereof
- Recording Date: July 25, 2006  
Recording No.: 200607250100
18. City, county or local improvement district assessments, if any.
19. Assessments, if any, levied by City of Mount Vernon.
20. Assessments, if any, levied by Skagit Highland Homeowner's Association.