



201603080081

Skagit County Auditor \$76.00  
3/8/2016 Page 1 of 4 3:19PM

When recorded return to:  
Rosendo Torres Barajas and Teresita  
Zavala-Garcia  
1500 E. College Way Suite A PMB 391  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620025126Z

CHICAGO TITLE  
620025126Z

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathryn E. Watkins and David Watkins, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Rosendo Torres Barajas and Teresita Zavala-Garcia, husband  
and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 45, Plat of Skagit Highlands Division IV, a planned unit development, as per plat recorded  
under Auditor's File No. 200608230062, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P124957 / 4902-000-045-0000

Subject to:

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

Dated: March 2, 2016

*Kathryn E. Watkins*  
Kathryn E. Watkins

*David Watkins*  
David Watkins

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/751

MAR 08 2016

Amount Paid \$ 4.188<sup>00</sup>  
Skagit Co. Treasurer  
By *William Deputy*

STATUTORY WARRANTY DEED  
(continued)

State of TX  
County Milam of Milam

I certify that I know or have satisfactory evidence that  
Kathryn E. Watkins & David Watkins  
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: 3/6/16

Kristy Truelove  
Name: Kristy Truelove  
Notary Public in and for the State of TX  
Residing at: Bell County  
My appointment expires: 8/23/18



**EXHIBIT "A"**  
Exceptions

1. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483, 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. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
2. 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
3. Mitigation Agreement, including the terms and conditions thereof; entered into;  
By: Sedro-Woolley School District No. 101  
And Between: MVA, Inc.  
Recorded: July 27, 2001  
Auditor's No.: 200107270077, records of Skagit County, Washington
4. Mitigation Agreement, including the terms and conditions thereof; entered into;  
By: Sedro-Woolley School District No. 101  
And Between: MVA, Inc.  
Recorded: July 27, 2001  
Auditor's No.: 200107270077, records of Skagit County, Washington
5. 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, records of Skagit County, Washington.
6. 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: Lots 1 through 4 and 10
7. Agreement, including the terms and conditions thereof; entered into;  
By: The City of Mt. Vernon  
And Between: MVA, Inc., a Washington corporation  
Recorded: June 21, 2001  
Auditor's No.: 200106210002, records of Skagit County, Washington  
Affects: Said plat and other property  
  
MODIFIED by instrument(s):  
Recorded: July 1, 2005  
Auditor's No(s): 200507010182, records of Skagit County, Washington
8. Agreement, including the terms and conditions thereof; entered into;  
By: The City of Mt. Vernon  
And Between: MVA, Inc., a Washington corporation  
Recorded: June 21, 2001  
Auditor's No.: 200106210002, records of Skagit County, Washington  
Affects: Said plat and other property  
  
MODIFIED by instrument(s):  
Recorded: July 1, 2005  
Auditor's No(s): 200507010182, records of Skagit County, Washington
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: April 6, 2006; May 25, 2006; May 26, 2006; July 25, 2006; June 4, 2008;  
October 16, 2008

**EXHIBIT "A"**

Exceptions  
(continued)

- Auditor's No(s): 200604060049; 20005250083; 200605260150; 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
- Partial Assignments of Declarant's Rights;  
Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006  
Auditor's File No.: 200511020084; 200605230087; 200605260149; 200608070191;  
200608100126, records of Skagit County, Washington
- Amended by instrument(s):  
Recorded: April 6, 2006; May 25, 2006; May 26, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009  
Auditor's No(s): 200604060049; 200605250083; 200605260150; 200608250117;  
200612210068; 200806040066; 200810160044; 200902050087, records of Skagit County, Washington
11. Supplemental Declaration of 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): 200508170115, records of Skagit County, Washington  
Executed By: Skagit Highlands, LLC, a Washington limited liability company
12. Agreement, including the terms and conditions thereof; entered into;  
By: MVA, Inc., a corporation  
And Between: The City of Mt. Vernon  
Recorded: August 22, 2001  
Auditor's No. 200108220046, records of Skagit County, Washington  
Affects: Said plat and other property
- Amended by instrument(s):  
Recorded: July 1, 2005  
Auditor's No(s): 200507010181, records of Skagit County, Washington
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 and 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, 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 IV:  
Recording No: 200608230062

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.