

When recorded return to:
Rasha Ali Allam
619 Ruby Peak
Mount Vernon, WA 98274



Skagit County Auditor \$78.00
4/8/2016 Page 1 of 6 11:55AM

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245378974

CHICAGO TITLE
620026058 STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Stevens and Rebecca Stevens, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

in hand paid, conveys, and warrants to Rasha Ali Allam, married as separate property

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

Lot 20, PLAT OF SKAGIT HIGHLANDS DIVISION 3, according to the Plat thereof recorded under
Auditor's File No. 200605150163, records of Skagit County, Washington.
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124553, 4892-000-020-0000

Subject to:

Exhibit "A" attached hereto and by this reference made a part thereof.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20161245
APR 08 2016

Amount Paid \$ 4205.80
Skagit Co. Treasurer
By *M* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 4, 2016

[Signature] 4-7-16
Joshua Stevens
[Signature] 4-7-16
Rebecca Stevens

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joshua Stevens and Rebecca Stevens are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 7, 2016

[Signature]
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

UNRECORDED
STATUTORY WARRANTY DEED
DOCUMENT

EXHIBIT "A"

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: Lots 2, 3, 4, Portion Lots 5 and 6 through 8, portion Lots 9 and 10

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: Lots 1 through 10

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: Lots 1 through 10

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: Lots 1 through 10

Modified by instrument;

Recorded: July 1, 2005

Auditor's File No.: 200507010182, records of Skagit County, Washington

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: Lots 1 through 10

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: Lots 1 through 10

EXHIBIT "A"

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: Lots 1 through 10

Amended by instrument;

Recorded: July 1, 2005
Auditor's File No.: 200507010181, records of Skagit County, Washington

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: Lots 1 through 10

Amended by instrument;

Recorded: June 3, 2002
Auditor's File No.: 200206030153, records of Skagit County, Washington

Matters disclosed by Record of Survey;

Filed: June 8, 2005
Auditor's File No.: 200506080122, records of Skagit County, Washington

Early Entry Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: October 21, 2004
Recorded: November 1, 2004
Auditor's File No.: 200411010178, records of Skagit County, Washington
Regarding: See instrument for full particulars
Affects: Lots 1, 2 and 4

Memorandum of Agreement and the terms and conditions thereof;

Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: Not disclosed
Recorded: November 1, 2004
Auditor's File No.: 200411010179, records of Skagit County, Washington
Regarding: See instrument for full particulars
Affects: Lots 1, 2 and 4

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005
Auditor's No(s): 200503010088, 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 to 4 and 10

EXHIBIT "A"

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

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, 200806040066, 200902050087, 201510210021, 20151021022, 201510260101, 201510260102 and 201512160015 records of Skagit County, Washington

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

Terms and conditions of the Master Plan Agreement;

Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
Affects: Lots 1 through 10

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"

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 **SKAGIT HIGHLANDS DIVISION NO. 3:**

Recording No: 200605150163

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

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 inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 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 us 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.