

WHEN RECORDED RETURN TO:

Name: Bryon J. Mengle and Shawna L. Mengle
Address: 4610 Nooksack Loop
Mount Vernon, WA 98273



Skagit County Auditor

4/20/2016 Page

1 of

5 1:34PM

\$77.00

Escrow Number: 697900RT

Filed for Record at Request of: *Rainier Title, LLC*

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

110921

THE GRANTOR(S), Matthew S. Mishler and Bronlea L. Mishler, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Bryon J. Mengle and Shawna L. Mengle, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 44, "Plat of Skagit Highlands Division IV," a Planned Unit Development, as per plat recorded under Auditor's File Number 200608230062, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington

Situate in the County of Skagit, State of Washington

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot 44 Skagit Highlands Div. IV PUD

Tax Parcel Number(s): P124956

Dated: April 7, 2016

Matthew S. Mishler
Matthew S. Mishler

Bronlea L. Mishler
Bronlea L. Mishler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1448

APR 20 2016

Amount Paid \$ 4099.⁰⁰

Skagit Co. Treasurer

By *M. M.* Deputy


STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Matthew S. Mishler and Bronlea L. Mishler** is ~~are~~ the person(s) who appeared before me, and said person acknowledged that he/she/~~they~~ signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 12, 2016


Name: Scott A. Saylor
Notary Public in the State of WA
Residing in Everett
My Commission Expires 11/30/16

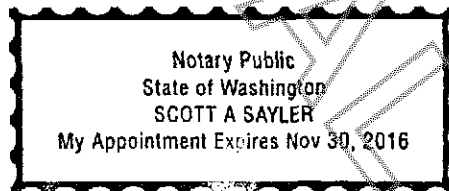


Exhibit A

Subject To:

A. TERMS AND CONDITIONS OF THE MASTER PLAN:

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

B. AGREEMENT, AND THE TERMS AND PROVISIONS 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
Regarding: Storm Drainage Release Easement Agreement
Affects: Said plat and other property

C. 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
Affects: Said plat and other property

D. 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.
(Affects Lots 1 through 10)

E. 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,

UNOFFICIAL
together with the right to remove brush, trees and landscaping
which may constitute a danger to said lines.

F. WATER SERVICE CONTRACT:

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

G. 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 IV", as per plat recorded on August 23, 2006, under Auditor's File No. 200608230062, records of Skagit County, Washington. Reference to said plat for particulars.

H. 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

I. 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

UNRECORDED
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.)

J. 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, 200810160044 and 201510210021, respectively.

K. Any tax, fee, assessments or charges as may be levied by Skagit Highlands
Homeowner's Association.

End of Exhibit A