

After recording return to:
Matthew W Sherlock
Elizabeth M Sherlock
511 Ruby Peak Avenue
Mount Vernon, WA 98273



201605050073
Skagit County Auditor

5/5/2016 Page

1 of

\$78.00

6 1:28PM

CHICAGO TITLE
620026876

Reference: 40166721-807-CR4

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Kenneth A Wright and Michelle Wright, husband and wife,**

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **Matthew W Sherlock and Elizabeth M Sherlock, a married couple**

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

LOT 31, PLAT OF SKAGIT HIGHLANDS DIVISION 3, AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto

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

Tax Parcel Number(s): P124564/48920000310000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161770
MAY 05 2016

Amount Paid \$ 5167.00
Skagit Co. Treasurer
By *mem* Deputy

Statutory Warranty Deed

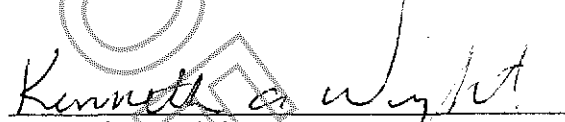
LPB-10-05 (ltr) (1/06)

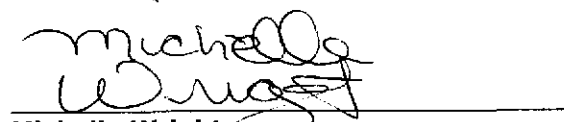
CW Title

Reference: Statutory Warranty Deed **40166721-807-CR4**

Dated: **May 3, 2016**

SELLERS:


Kenneth A Wright


Michelle Wright

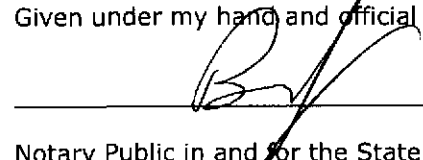
State of Washington

SS:

County of Snohomish

On this 4th day of May, 2016, before me personally appeared **Kenneth A Wright and Michelle Wright** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.


Notary Public in and for the State of Washington

Residing at Snohomish

My Appointment expires: 5/9/2016

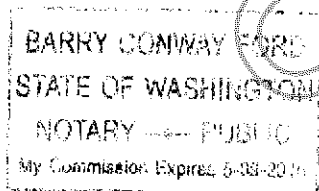


EXHIBIT A

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: LOTS 2, 3, 4, PORTION LOTS 5 AND 6 THROUGH 8, PORTION LOTS 9 AND 10

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: LOTS 1 THROUGH 10

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: LOTS 1 THROUGH 10

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: LOTS 1 THROUGH 10 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: LOTS 1 THROUGH 10

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: LOTS 1 THROUGH 10

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: LOTS 1 THROUGH 10
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: LOTS 1 THROUGH 10
AMENDED BY INSTRUMENT,
RECORDED: JUNE 3, 2002
AUDITOR'S FILE NO.: 200206030153, RECORDS OF SKAGIT COUNTY, WASHINGTON

9. MATTERS DISCLOSED BY RECORD OF SURVEY:
FILED: JUNE 8, 2005
AUDITOR'S FILE NO.: 200506080122, RECORDS OF SKAGIT COUNTY, WASHINGTON

10. 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

11. 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

12. 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 TO 4 AND 10

13. 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

14. COVENANTS, CONDITIONS AND RESTRICTIONS 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
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, FEBRUARY 5, 2009, OCTOBER 21, 2015 AND OCTOBER 26, 2015

AUDITOR'S NO(S): 200604060049, 200605230088, 200605260150, 200608250117,

200612210068,

200806040066, 200902050087, 201510210021, 201510210022, 201510260101, 201510260102
AND

201512160015 RECORDS OF SKAGIT COUNTY, WASHINGTON

15. 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

16. 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

17. 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

18. 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