

POOR ORIGINAL

When recorded return to:
Michael Hall and Tiana Hall
4688 Skagit River Place
Mount Vernon, WA 98273



201605130107

Skagit County Auditor

\$77.00

5/13/2016 Page

1 of

5 3:42PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245381303

620626628
CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven Hall and Brenda Hall, 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 Michael Hall and Tiana Hall, A married couple

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

Lot 13, "Plat of Skagit Highlands Division 3", according to the plat thereof, recorded under Auditor's File No. 200605150163, records of Skagit County, Washington. Situate in Skagit County, Washington

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

Tax Parcel Number(s): P124546, 4892-000-013-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161899

MAY 13 2016

Amount Paid \$ 4508.40
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 10, 2016



Steven Hall




Brenda Hall

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Steven Hall and Brenda Hall 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: May 12, 2016



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

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

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

EXHIBIT "A"

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): 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

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

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 28, 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

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

EXHIBIT "A"

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

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.: 200605150153

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$49,934.00
Dated: September 19, 2006
Trustor/Grantor: Steven Hall and Brenda Hall, husband and wife
Trustee: Wells Fargo Financial National Bank
Beneficiary: Wells Fargo Bank, N.A.
Recording Date: September 22, 2006
Recording No.: 200609220013

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

An agreement recorded November 10, 2015 at 201511100061 which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: November 10, 2015
Recording No.: 201511100060

A deed of trust to secure an indebtedness in the amount shown below.

Amount: \$188,000.00
Dated: November 5, 2015
Trustor/Grantor: Steven W. Hall and Brenda S. Hall, husband and wife
Trustee: Northwest Trustee Services LLC
Beneficiary: Wells Fargo Bank, N.A.
Recording Date: November 10, 2015
Recording No.: 201511100060