

**When recorded return to:**  
Hudson Zachary Smith and Kara Kristine Smith  
528 Granite Street  
Mount Vernon, WA 98273



201606080057

Skagit County Auditor

\$78.00

6/8/2016 Page

1 of

6 3:26PM

Filed for record at the request of.



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027302

**CHICAGO TITLE**  
**620027302**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jonathan A. Crow and Stephanie M. Crow, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Hudson Zachary Smith and Kara Kristine Smith, husband and wife

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

Lot 5, "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): P124538 / 4892-000-005-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20162328

JUN 8 2016

Amount Paid \$4455.00

Skagit Co. Treasurer

By: HB

Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 27, 2016

[Signature] 6-7-16  
Jonathan A. Crow

[Signature] 6-7-16  
Stephanie M. Crow

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jonathan A. Crow and Stephanie M. Crow 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: June 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

**EXHIBIT "A"**  
Exceptions

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. 10  
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"

### Exceptions (continued)

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

## EXHIBIT "A"

Exceptions  
(continued)

- 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. 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 and 201510210022 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

## EXHIBIT "A"

### Exceptions (continued)

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
19. City, county or local improvement district assessments, if any.
20. Assessments, if any, levied by City of Mount Vernon.
21. Assessments, if any, levied by Skagit Highland Homeowner's Association.