



201606090059

Skagit County Auditor \$75.00  
6/9/2016 Page 1 of 3 3:31PM

When recorded return to:  
BYK Construction, Inc  
1003 Cleveland Avenue  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 111304

**Statutory Warranty Deed**

111304  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Hansell / Mitzel LLC, a Washington limited liability corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BYK Construction, Inc. the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 98, Highland Greens, Division 1 Phase A

Tax Parcel Number(s): P131931, 6018-600-000-0098

Lot 98, "HIGHLAND GREENS, DIVISION 1 PHASE A", according to the plat thereof recorded on May 22, 2014 under Auditor's File No. 201405220062, records of Skagit County, Washington. This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 6-8-16

Hansell Mitzel LLC  
  
By: Daniel Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132357  
JUN 09 2016  
Amount Paid \$ 1117.50  
Skagit Co. Treasurer  
by M. M. M. Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Daniel Mitzel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Hansell Mitzel LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-8-16

Katie Hickok  
Notary Public in and for the State of Washington  
Residing at                     , Washington  
My appointment expires: 1/07/2019



Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: ~~111303~~  
6011

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: December 14, 2005  
Auditor's No.: 200512140111  
Affects: Subject property and other property

**B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Highland Greens, A Planned Unit Development  
Recorded: December 19, 2006  
Auditor's No.: 200612190063

Said Plat shows lots, streets and other matters NOT shown on the subsequent plat of "Highland Greens LU 04-093, A Planned Unit Development, Final Plat of Division V"

**C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: December 11, 2006  
Recorded: December 19, 2006  
Auditor's No.: 200612190064  
Executed By: Hansell/Mitzel LLC

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc.  
Dated: May 3, 2007  
Recorded: May 3, 2007  
Auditor's No.: 200705030057  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: A portion of the subject property

**E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Highland Greens LU 04-093, A Planned Unit Development, Final Plat of Division V  
Recorded: April 7, 2008  
Auditor's No.: 200804070155

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: ~~TT1303~~  
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F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Highland Greens, Division 1 Phase A  
Recorded: May 22, 2014  
Auditor's No.: 201405220062

G. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 22, 2014  
Auditor's No.: 201405220063  
Executed By: Hansell/Mitzel, LLC

H. Any tax, fee, assessments or charges as may be levied by Highland Greens Homeowners Association.