

When recorded return to:
Mandip Kaur and Shugampreet Kaur
5339 Wellspring Road
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 111518



201606270192

Skagit County Auditor

\$77.00

6/27/2016 Page

1 of

5 3:36PM

Statutory Warranty Deed

111518

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Heirs and Devisees of Kevin J. McManus, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mandip Kaur, married, as separate property, and Shugampreet Kaur, as a single woman the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 371, Skagit Highlands Div. V, Ph. 2

Tax Parcel Number(s): P127302, 4948-000-371-0000

Lot 371, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), according to the plat thereof recorded on January 17, 2008 under Auditor's File No. 200801170047, records of Skagit County, Washington.

Situated in 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 6-24-16

Estate of Kevin J. McManus

By: Alice Fernandez
Alice Fernandez, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162655
JUN 27 2016

Amount Paid \$ 45.44

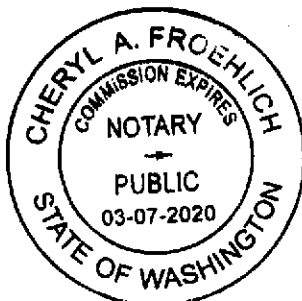
Skagit Co. Treasurer

By MB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alice Fernandez is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of Estate of Kevin J. McManus, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-24-16



Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2019 317120

Exhibit A

EXCEPTIONS:

A. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 59 of Deeds, page 183. (Affects said plat and other property)

B. Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:

"..that no saloon shall ever be located or established upon the lands herein described..."

C. TERMS AND CONDITIONS OF THE MASTER PLAN:

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

Said document may be a modification of Auditor's File No. 200106210002.

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: MVA, Inc.
Dated: May 23, 2001
Recorded: June 21, 2001
Auditor's No.: 200106210002
Regarding: Development Agreement

Said document may be modified by Auditor's File No. 200507010182.

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate
And: MVA, Inc.
Dated: July 20, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270065
Regarding: Storm Drainage Release Easement Agreement

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit Highlands, LLC
And: City of Mount Vernon
Dated: June 20, 2005
Recorded: July 1, 2005
Auditor's No.: 200507010181
Regarding: Developer Extension Agreement

Said Instrument states that it both amends and supersedes Auditor's File No. 200108220046.

G. 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

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

I. WATER SERVICE CONTRACT:

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

J. 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

K. 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

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.)

L. 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 V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference to said plat for particulars.

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

Plat/Subdivision Name: Plat of Skagit Highlands Division V (Phase 2)
Recorded: January 17, 2008
Auditor's No.: 200801170047

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company

N. 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 and 200810160044, respectively.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company