

When recorded return to:

Marc L. Hander and Jerilyn M. Hander
4604 Hidden Lake Loop
Mount Vernon, WA 98273



201608010230

Skagit County Auditor

\$77.00

8/1/2016 Page

1 of

5 3:33PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028023

CHICAGO TITLE

5/77

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peggy L. Turner, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Marc L. Hander and Jerilyn M. Hander, a married couple

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

Lot 17, SKAGIT HIGHLANDS, DIVISION 1, A PLANNED UNIT DEVELOPMENT, recorded on
August 16, 2005, under Auditor's File No. 200508160182, records of Skagit County, Washington.
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123157 / 4867-000-017-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20163316

AUG 1 2016

Amount Paid \$ 6235.00

Skagit Co. Treasurer

By H B Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 25, 2016

Peggy L. Turner
Peggy L. Turner

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Peggy L. Turner is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 28, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co.
My appointment expires: 9.01.2018

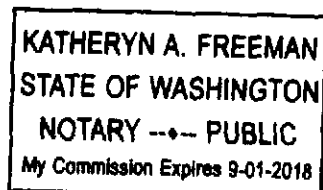


EXHIBIT "A"
Exceptions

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.
Affects: Entire plat
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Auditor's File No. 9203270092, 9303110069, 9308060022 and 9309210028.
Affects: Said Plat and other property
3. Terms and conditions of the Master Plan:

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Entire plat
4. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Auditor's File No. 200205230079.
Affects: Said plat and other property

AMENDED by instrument(s):
Recorded: June 3, 2002
Auditor's No(s): 200206030153, records of Skagit County, Washington
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 DIV. 1:

Recording No: 200508160182
6. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District No. 1 of Skagit County
And Between: Skagit Highlands, LLC, or its successor or assigns
Recorded: October 7, 2005
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water Service Contract
7. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;
Recorded: August 17, 2005
Auditor's File No.: 200508170113, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recorded: July 25, 2006; June 4, 2008; October 16, 2008

Auditor's No(s): 200607250099; 200806040066; 200810160044, records of Skagit County, Washington

8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 17, 2005

Auditor's No(s): 200508170114, records of Skagit County, Washington

Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recorded: November 2, 2005; April 6, 2006, May 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008, October 16, 2008 and February 5, 2009

Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150, 200607250100 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 records of Skagit County, Washington

9. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recorded: August 17, 2005

Auditor's File No.: 200508170115, records of Skagit County, Washington

Executed by: Skagit Highlands, LLC, a Washington limited liability company'

10. Storm Drainage Release Agreement:

Recording Date: July 27, 2001

Recording No.: 200107270065

Affects: Entire plat

11. Easement, including the terms and conditions thereof, granted by instrument:

Recorded: March 1, 2005

Auditor's No.: 200503010068, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Affects: Entire plat

12. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

13. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.
14. Assessments, if any, levied by Skagit Highlands West Neighborhood Association.
15. Assessments, if any, levied by City of Mount Vernon.