

**When recorded return to:**

Jessica L Neilson and Kevin E. Neilson  
620 Pyramid Peak Place  
Mount Vernon, WA 98273



201608170056

Skagit County Auditor

8/17/2016 Page

1 of

6

\$78.00  
1:43PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620027955

**CHICAGO TITLE**  
**620027955**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard Hall and Tammy L. Hall, who acquired title as Tammy L Pietrczak, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jessica L Neilson and Kevin E. Neilson, wife and husband

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

Lot 32, 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.)

**P123172**

Tax Parcel Number(s): ~~P12372~~ / 4867-000-032-0000

Subject to:

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

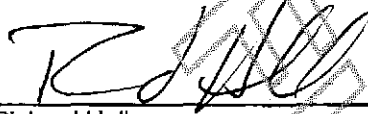
**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

**20163592**  
**AUG 17 2016**

Amount Paid \$ **5291.60**  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 5, 2016

  
\_\_\_\_\_  
Richard Hall


  
\_\_\_\_\_  
Tammy L. Hall

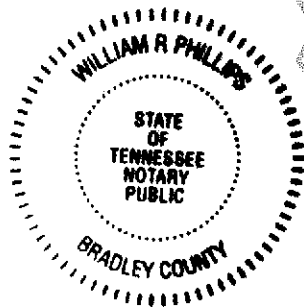
STATUTORY WARRANTY DEED  
(continued)

State of TN  
County McMINN of McMINN

I certify that I know or have satisfactory evidence that  
Richard HALL and Tammy L. Hall  
are is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 8-10-16

  
Name: William R Phillips  
Notary Public in and for the State of TN  
Residing at: 3629 Woodcrest Cir NW Cleveland, TN 37312  
My appointment expires: 6-24-20



**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. Agreement, including the terms and conditions thereof; entered into:

By: MVA, Inc.

And Between: Sedro-Woolley School District

Recorded: July 27, 2001

Auditor's No. 200107270077, records of Skagit County, Washington

Providing: Mitigation

Affects: Entire plat

12. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 1, 2005

**EXHIBIT "A"**

Exceptions  
(continued)

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

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lot 32  
Purpose: Rockery  
Recording Date: March 1, 2006  
Recording No.: 200603010091

14. City, county or local improvement district assessments, if any.
15. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.
16. Assessments, if any, levied by Skagit Highlands West Neighborhood Association.
17. Assessments, if any, levied by City of Mount Vernon.