

When recorded return to:

Jeremy Osborn
4699 Glacier St
Mount Vernon, WA 98273



201608250071

Skagit County Auditor

\$77.00

8/25/2016 Page

1 of

5 3:52PM

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE

500044648

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert K. Allen and Narumon Allen, 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 Jeremy Osborn, a single man

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

Lot 43, PLAT OF SKAGIT HIGHLANDS DIVISION 3, according to the plat thereof recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P124576 / 4892-000-043-0000,

Subject to:

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

Dated: August 22, 2016

Robert K. Allen

Narumon Allen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163744

AUG 25 2016

Amount Paid \$ 4081.20
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

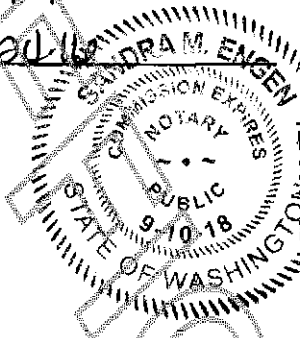
(continued)

State of Washington
County of Island

I certify that I know or have satisfactory evidence that

Robert V. Allen; Naumon Allen
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8-20-16



Name: Sandra M. Engen
Notary Public in and for the State of WA
Residing at: Oak Harbor
My appointment expires: 9-10-18

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. 101
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
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

EXHIBIT "A"

Exceptions (continued)

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
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

EXHIBIT "A"

Exceptions
(continued)

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
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