

POOR ORIGINAL

When recorded return to:
Nicole Trahan and Kenneth Trahan
820 Pyramid Peak Place
Mount Vernon, WA 98273



201609200071

Skagit County Auditor \$76.00
9/20/2016 Page 1 of 4 3:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245385154

CHICAGO TITLE
020028581

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin E. Green, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Nicole Trahan and Kenneth Trahan, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 10, 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): P123150, 4867-000-010-0000

Subject to:
Exhibit "A" attached hereto and by this referenced made a part thereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164251
SEP 20 2016

Amount Paid \$ 5220.40
Skagit Co. Treasurer
By HTB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 19, 2016

Benjamin E. Green

Sarah Green

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Benjamin Green 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: September 20, 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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

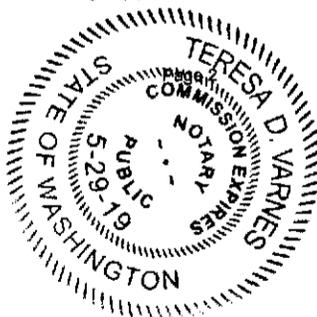
State of Washington
County of Skagit of Skagit

I certify that I know or have satisfactory evidence that

Sarah Green
Sare 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: 9/20/16

Teresa D. Varnes
Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Cummins Island
My appointment expires: 07/29/19



UNRECORDED

EXHIBIT "A"

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

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

Terms and conditions of the Master Plan:

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Entire plat

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

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

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

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
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

EXHIBIT "A"

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 8, 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, 201512180015 records of Skagit County, Washington

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

Storm Drainage Release Agreement:

Recording Date: July 27, 2001
Recording No.: 200107270065
Affects: Entire plat

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

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