



201610030131

Skagit County Auditor

\$78.00

10/3/2016 Page

1 of

6 1:41PM

When recorded return to:

Samantha N. McAllister and Trais B. McAllister
5209 Larrabee Way
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE 620028348

Escrow No.: 620028348

STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Higgins, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Samantha N. McAllister and Trais B. McAllister, wife and
husband

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

Lot 314, Plat of Skagit Highlands Division V (Phase I), as per plat recorded on December 21, 2006,
under Auditor's File No. 200612210067, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P125526 / 4915-000-314-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4528

OCT 03 2016

Amount Paid \$ 5309.40
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 28, 2016


James E. Higgins

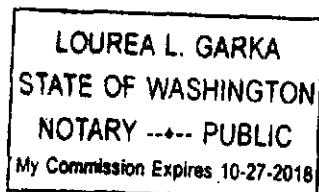

Ashlee Goehring

State of WASHINGTON

County of ~~SKAGIT~~ STROUVER

I certify that I know or have satisfactory evidence that James E. Higgins and Ashlee Goehring is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 1, 2016





Name: Lourea L. Garka

Notary Public in and for the State of WA

Residing at: Adlington

My appointment expires: 10/27/2018

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: Lots 4, portion of 5, 6 through 8, portion of 9 and 10
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. 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.
Affects: Said Plat and other property
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 27, 1960
Auditor's No(s).: 599210, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said Plat and other property
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 23, 1980
Auditor's No(s).: 8009230001, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A portion of Lot 7, not specifically located on record
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 8, 1988
Auditor's No(s).: 8806080008, records of Skagit County, Washington
For: Construct, maintain and operation of drainage facilities
Affects: Said Plat and other property
7. Developer Extension Agreement, including the terms and conditions thereof, entered into;
By: M.V.A, Inc., a corporation
And Between: The City of Mt. Vernon
Recorded: August 22, 2001
Auditor's No. 200108220046, records of Skagit County, Washington
Affects: Said plat and other property

EXHIBIT "A"

Exceptions (continued)

AMENDED by instrument(s):

Recorded: July 1, 2005

Auditor's No(s): 200507010181, records of Skagit County, Washington

8. Storm Drainage Release Easement Agreement, including the terms and conditions thereof; entered into;

By: Georgia Schopf, as her separate estate

And Between: MVA, Inc., a Washington corporation

Recorded: July 27, 2001

Auditor's No. 200107270065, records of Skagit County, Washington

Affects: Said plat and other property

9. Mitigation Agreement, including the terms and conditions thereof; entered into;

By: Sedro-Woolley School District No. 101

And Between: MVA, Inc.

Recorded: July 27, 2001

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

Affects: Said plat and other property

10. Development Agreement, including the terms and conditions thereof; entered into;

By: The City of Mt. Vernon

And Between: MVA, Inc., a Washington corporation

Recorded: June 21, 2001

Auditor's No. 200106210002, records of Skagit County, Washington

Providing: Said plat and other property

11. 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

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, a Washington corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Said plat and other property

13. Matters disclosed by Record of Survey;

Filed: June 8, 2005

Auditor's File No.: 200506080122, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

14. **Terms and conditions of the Master Plan;**
Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
Affects: Said plat and other property
15. **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
16. **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
17. **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 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015
Auditor's No(s): 200511020084; 200604060049; 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087; 201510210021; 201510210022; 201510260101; 201510260102; 201512160015, records of Skagit County, Washington
18. **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

EXHIBIT "A"

Exceptions (continued)

19. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 20, 2006
Auditor's No(s): 200609200081, records of Skagit County, Washington
For: Construct, maintain, replace, reconstruct and remove sanitary sewage
and storm drainage facilities
Affects: A strip across said premises
20. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 19, 2007
Auditor's No(s): 200703190207, 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: A strip of land 10 feet in width with 5 feet on each side of the centerline of
grantee's facilities as now constructed, to be constructed, extended or
relocated lying within the above described parcel. This easement
description may be superseded at a later date with a surveyed description provided
at no cost to Grantee
21. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 29, 2007
Auditor's No(s): 200703290063, records of Skagit County, Washington
For: Waterline
Affects: Tract AU1
22. 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 DIVISION 5 (PHASE 1):

Recording No: 200612210067
23. City, county or local improvement district assessments, if any.
24. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.
25. Local Improvement assessments, if any, levied by City of Mt. Vernon.