



201612190200

Skagit County Auditor
12/19/2016 Page

1 of

5 3:47PM

\$77.00

When recorded return to:
Michael Andrew Owens and Meredith M. Owens
4616 Nooksack Loop
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029363

CHICAGO TITLE
620029363

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicole Smith, A married women, who acquired title as Nicole M. Hendershot, as her 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 Michael Andrew Owens and Meredith M. Owens, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 47, SKAGIT HIGHLANDS DIVISION IV, a planned unit development, recorded August 23, 2006 under Auditor's File No. 200608230062, records of Skagit County, Washington.
Situated in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124959/ 4902-000-047-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165719
DEC 19 2016

Amount Paid \$ 5060.20
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 14, 2016

Nicole Smith
Nicole Smith

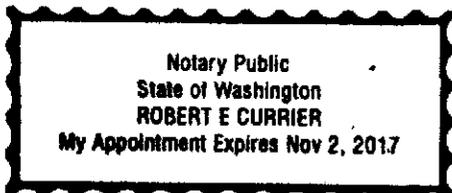
Kenneth Andrew Smith
Kenneth Andrew Smith

State of WA

15 of DEC 2016

I certify that I know or have satisfactory evidence that NICOLE SMITH AND KENNETH ANDREW SMITH 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/har/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/15/16



Robert E Currier
Name: ROBERT E CURRIER
Notary Public in and for the State of WA
Residing at: LAKWOOD, WA
My appointment expires: 11/2/17

EXHIBIT "A"
Exceptions

1. 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 IV:

Recording No: 200608230062

2. Storm Drainage Release Agreement;
Recorded: July 27, 2001
Auditor's File No.: 200107270065, records of Skagit County, Washington

3. 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

4. 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: April 6, 2006, May 25, 2006, July 25, 2006 and August 25, 2006
Auditor's No(s): 200604060049, 200605250083, 200605260150, 200607250099 and 200608250117, respectively, records of Skagit County, Washington

5. 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

EXHIBIT "A"

Exceptions
(continued)

Partial Assignments of Declarant's Rights;

Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006 and December 13, 2007

Auditor's File No.: 200511020084; 200605230087; 200605260149; 200608070191; 200608100126, and 200712130087, records of Skagit County, Washington

Amended by instrument(s):

Recorded: April 6, 2006, May 25, 2006; May 26, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015

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

6. Terms, conditions, and restrictions of that instrument entitled Minor Master Plan Modification;
Recorded: July 1, 2005
Auditor's No(s): 200507010182, records of Skagit County, Washington

7. Terms, conditions, and restrictions of that instrument entitled Shoreline Substantial Development Permit No. PL01-0560;
Recorded: May 23, 2002
Auditor's No(s): 200205230079, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: June 3, 2002

Auditor's No(s): 200206030153, records of Skagit County, Washington

8. 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 successors or assigns
Recorded: October 7, 2005
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water Service Contract

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

Granted to: Puget Sound Power & Light Co.

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

Recording Date: March 1, 2005

EXHIBIT "A"
Exceptions
(continued)

Recording No.: 200503010068

10. Skagit County Right to Farm Ordinance as disclosed in deed:

Recording Date: July 16, 2012
Recording No.: 201207160165

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.