

When recorded return to:  
Heidi Wilson  
811 Pyramid Peak Place  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112895



Skagit County Auditor  
1/9/2017 Page

1 of

\$77.00

5 10:19AM

### Statutory Warranty Deed

112895-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Darrell P. Suriano and Karen Suriano, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Heidi Wilson, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 12, Skagit Highlands Div. 1

Tax Parcel Number(s): P123152, 4867-000-012-0000

Lot 12, "SKAGIT HIGHLANDS DIVISION I", a Planned Unit Development, recorded on August 16, 2005 under Auditor's File No. 200508160182, records of Skagit County, Washington.

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

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 1-6-17

Darrell P. Suriano

Karen Suriano  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201778  
JAN 09 2017

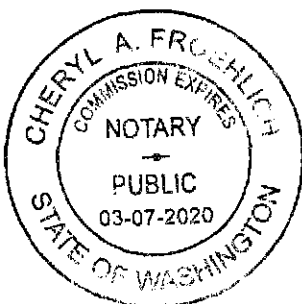
Amount Paid \$ 5,300.50  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Darrell P. Suriano and Karen Suriano, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-6-17

Printed Name: ~~Katie Hickok~~ Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Sequoia Road  
My appointment expires: 1/07/2019



## Exhibit A

### EXCEPTIONS:

#### A. RESERVATION CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recorded: May 22, 1902  
Auditor's No.: 40025  
As Follows: "Reserving all petroleum, gas, oil, coal and other valuable minerals."  
Affects: Portion of plat lying in Section 15

#### B. RESERVATION CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recorded: May 30, 1903  
Auditor's No.: 43547  
As Follows: "Reserving all petroleum, gas, coal and other valuable minerals."  
Affects: Entire plat and other property

#### C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skagit Highlands Division No. 1.  
Recorded: August 16, 2005  
Auditor's No.: 200508160182

#### D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon  
And: MVA, Inc.  
Dated: May 23, 2001  
Recorded: June 21, 2001  
Auditor's No.: 200106210002  
Regarding: Development Agreement

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate  
And: MVA, Inc.  
Dated: July 20, 2001  
Recorded: July 27, 2001  
Auditor's No.: 200107270065  
Regarding: Storm Drainage Release Easement Agreement

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sedro Woolley School District No. 101  
And: MVA, Inc.  
Dated: July 5, 2001  
Recorded: July 27, 2001  
Auditor's No.: 200107270077  
Regarding: Mitigation Agreement

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: MVA, Inc.  
And: City of Mount Vernon  
Dated: June 27, 2001  
Recorded: August 22, 2001  
Auditor's No.: 200108220046  
Regarding: Developer Extension Agreement

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: February 11, 2005  
Recorded: March 1, 2005  
Auditor's No.: 200503010068  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Subject property and other property

I. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005  
Auditor's No.: 200508170113  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008, October 16, 2008 and October 21, 2015  
Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066, 200810160044 and 201510210021, respectively

J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005  
Recorded: August 17, 2005  
Auditor's No.: 200508170114  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008 and February 5, 2009  
Auditor's No.: 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044 and 200902050087 respectively

ASSIGNMENT OF DECLARANT'S RIGHTS:

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006  
Auditor's No.: 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126, respectively

(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

K. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005  
Recorded: August 17, 2005  
Auditor's No.: 200508170115  
Executed By: Skagit Highlands, LLC

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066 and 200810160044, respectively.

L. WATER SERVICE CONTRACT:

Dated: September 30, 2005  
Recorded: October 7, 2005  
Auditor's No.: 200510070093

M. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.  
(Affects Lots 1 through 10)

N. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowner's Association.