

When recorded return to:
Maria E. Sanderson
3043 Scotland Alley
Mount Vernon, WA 98273



Skagit County Auditor \$78.00
1/12/2017 Page 1 of 6 3:26PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029417

CHICAGO TITLE
620029417

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017142
JAN 12 2017

Amount Paid \$ 5611.00
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hakam Singh, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Maria E. Sanderson, a single woman

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

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

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

Lot(s): 96 HIGHLAND GREENS DIV. 1 PH A PUD Tax/Map ID(s).

Tax Parcel Number(s): P131929 / 6018-000-000-0096,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 6, 2017

Hakam Singh
Hakam Singh, Exchangor

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Hakam Singh 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: 1-9-17

Karen Richmond
Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Evele H
My appointment expires: 7-15-20



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P131929 / 6018-000-000-0096

Lot 96, HIGHLAND GREENS DIVISION 1, PHASE A, A PLANNED UNIT DEVELOPMENT, recorded May 22, 2014 under Auditor's File No. 201405220062, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

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

Granted to: Azziz Aghdassi and Maryann Aghdassi, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: February 16, 1983
Recording No.: 8302160009
Affects: Tract 1B of Highland Greens Div. I Ph. A and other property

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 11, 2001
Recording No.: 200101110141
Matters shown: Encroachment of a fence by varying amounts along the Westerly line of said plat

3. Notice of Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: October 19, 2005
Recording No.: 200510190061

4. 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 MOUNT VERNON BLA NO. LU05-095:

Recording No: 200512140111

5. 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 HIGHLAND GREENS A PLANNED UNIT DEVELOPMENT:

Recording No: 200612190063

6. Covenants, conditions and restrictions 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, source of income,

EXHIBIT "B"
Exceptions
(continued)

gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 19, 2006
Recording No.: 200612190064

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 3, 2007
Recording No.: 200705030057

8. 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 HIGHLAND GREENS LU04-093 FINAL PLAT OF DIVISION V:

Recording No: 200804070155

9. 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 HIGHLAND GREENS DIVISION I PHASE A PLANNED UNIT DEVELOPMENT:

Recording No: 201405220062

10. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 22, 2014
Recording No.: 201405220063

EXHIBIT "B"
Exceptions
(continued)

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Highland Greens Homeowner's Association