

When recorded return to:
BYK Construction, Inc
1003 Cleveland Street
Mount Vernon, WA 98273



Skagit County Auditor
2/24/2017 Page

1 of 3 3:37PM \$75.00

Recorded at the request of:
Guardian Northwest Title
File Number: 113165

Statutory Warranty Deed

113165

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Hansell / Mitzel LLC, a Washington limited liability corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BYK Construction, Inc., a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 113, Highland Greens Div. 1 Phase A

Tax Parcel Number(s): P131946, 6018-000-000-0113

Lot 113, "HIGHLAND GREENS, DIVISION 1 PHASE A", according to the plat thereof recorded on May 22, 2014 under Auditor's File No. 201495220062, records of Skagit County, 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 per Exhibit "A" attached hereto

Dated 1-26-17

Hansell / Mitzel LLC

By: Daniel Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017931
FEB 24 2017
Amount Paid \$1162.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Daniel Mitzel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Hansell Mitzel LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-26-17

Katie Hickok
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 1/07/2019



Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 14, 2005
Auditor's No.: 200512140111
Affects: Subject property and other property

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

Plat/Subdivision Name: Highland Greens, A Planned Unit Development
Recorded: December 19, 2006
Auditor's No.: 200612190063

Said Plat shows lots, streets and other matters NOT shown on the subsequent plat of "Highland Greens LU 04-093, A Planned Unit Development, Final Plat of Division V".

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

Dated: December 11, 2006
Recorded: December 19, 2006
Auditor's No.: 200612190064
Executed By: Hansell/Mitzel LLC

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: May 3, 2007
Recorded: May 3, 2007
Auditor's No.: 200705030057
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: A portion of the subject property

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

Plat/Subdivision Name: Highland Greens LU 04-093, A Planned Unit Development, Final Plat of Division V
Recorded: April 7, 2008
Auditor's No.: 200804070155

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Highland Greens, Division 1 Phase A
Recorded: May 22, 2014
Auditor's No.: 201405220062

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

Recorded: May 22, 2014
Auditor's No.: 201405220063
Executed By: Hansell/Mitzel, LLC

H. Any tax, fee, assessments or charges as may be levied by Highland Greens Homeowners Association.