

When recorded return to:
Noel Chavarin
4629 Hidden Lake Loop
Mount Vernon, WA 98273



Skagit County Auditor
3/9/2017 Page

201703090048
1 of 6 11:26AM
\$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620029284

CHICAGO TITLE
620029284

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leobardo Huerta and Josephine Huerta, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Noel Chavarin, an unmarried person and Pedro Hernandez, an unmarried person

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

Lot 39, Skagit Highlands, Division 1, a planned unit development, recorded on August 16, 2005, under Auditor's File No. 200508160182, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123179 / 4867-000-039-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017898
MAR 09 2017

Amount Paid \$ 5539.91
By *[Signature]* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 27, 2017



Leobardo Huerta



Josephine Huerta

STATUTORY WARRANTY DEED

(continued)

State of Washington
County Snohomish of Snohomish

I certify that I know or have satisfactory evidence that Leobardo Huerta and Josephine Huerta
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/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 2, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

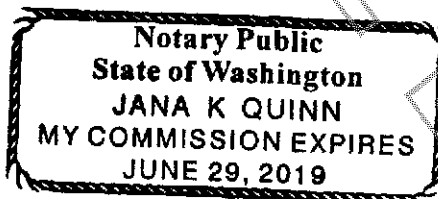


EXHIBIT "A"
Exceptions

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: Entire plat
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. Terms and conditions of the Master Plan:
Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Entire plat
4. 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
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 SKAGIT HIGHLANDS DIV. 1:

Recording No: 200508160182
6. 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
7. 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

EXHIBIT "A"

Exceptions (continued)

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

8. 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 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008, October 16, 2008 and February 5, 2009

Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150, 200607250100 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 records of Skagit County, Washington

9. 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

10. Storm Drainage Release Agreement:

Recording Date: July 27, 2001

Recording No.: 200107270065

Affects: Entire plat

11. 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

Affects: Entire plat

12. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: March 1, 2005

Auditor's No.: 200503010068, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

In favor of:

For:

Affects:

Puget Sound Power & Light Company

Underground electric system, together with necessary appurtenances

Entire plat