

When recorded return to:
Charles Lederle and Jean Lederle
805 Pyramid Peak Place
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 113573



201704140117

Skagit County Auditor

\$77.00

4/14/2017 Page

1 of

5 1:49PM

Statutory Warranty Deed

113573

& Matthew York GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Brittany Lawler-York, as her separate estate ~~per decree of dissolution filed in Skagit County Superior Court February 6, 2017 as Cause #16-3-000777~~ for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles Lederle and Jean Lederle, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

* and Matthew York

Abbreviated Legal:

Lot 14, Skagit Highlands, Div. 1, PUD

Tax Parcel Number(s): P123154, 4867-000-014-0000

Lot 14, "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 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 described in Exhibit "A" attached hereto

Dated 4-13-17

Matthew York

Brittany Lawler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171535

APR 14 2017

Amount Paid \$ 5523.00

Skagit Co. Treasurer

By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Matthew York and Brittany Lawler, 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: 4-13-17

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mount Vernon

My appointment expires: 1/07/2019

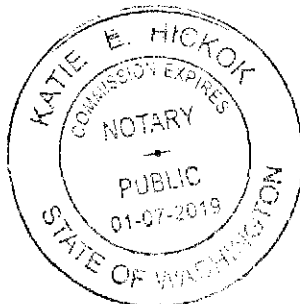


Exhibit A
SCHEDULE "B-1"

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.