

When recorded return to:  
Neil Patrick Bautista Milan  
136 Marble Creek  
Mount Vernon, WA 98273



201710050040

Skagit County Auditor

\$78.00

10/5/2017 Page

1 of

5

1:42PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032429

CHICAGO TITLE

620032429

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew J Mikos and Wendy M Mikos, 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 Neil Patrick Bautista Milan, an unmarried person

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

Lot 32, "Plat of Skagit Highlands Division IV," a Planned Unit Development, as per plat recorded under Auditor's File No. 200608230062, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P124944 / 4902-000-032-0000,

Subject to:

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

Dated: October 2, 2017

Matthew J Mikos

Wendy M Mikos

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201747244  
OCT 05 2017

Amount Paid \$ 4810.11  
Skagit Co. Treasurer  
By *Mam* Deputy

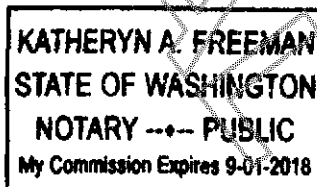
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Matthew J Mikos and Wendy M Mikos are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 3, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2018



## EXHIBIT "A"

### Exceptions

1. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483, 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
2. Terms and conditions of the Master Plan;  
Recorded: July 1, 2005  
Auditor's File No.: 200507010182, records of Skagit County, Washington  
Affects: Said plat and other property
3. Storm Drainage Release Agreement, including the terms and conditions thereof; entered into;  
By: Georgia Schopf, as her separate estate  
And Between: MVA, Inc., a Washington corporation  
Recorded: July 27, 2001  
Auditor's No. 200107270065, records of Skagit County, Washington
4. Mitigation Agreement, including the terms and conditions thereof; entered into;  
By: Sedro-Woolley School District No. 101  
And Between: MVA, Inc.  
Recorded: July 27, 2001  
Auditor's No. 200107270077, records of Skagit County, Washington
5. 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, records of Skagit County, Washington.
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 1, 2005  
Auditor's No(s): 200503010068, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Lots 1 through 4 and 10
7. 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 successors and assigns  
Recorded: October 7, 2005  
Auditor's No. 200510070093, records of Skagit County, Washington  
Providing: Water service contract
8. Agreement, including the terms and conditions thereof; entered into;  
By: The City of Mt. Vernon

## EXHIBIT "A"

Exceptions  
(continued)

And Between: MVA, Inc., a Washington corporation  
Recorded: June 21, 2001  
Auditor's No.: 200106210002, records of Skagit County, Washington  
Affects: Said plat and other property

MODIFIED by instrument(s):  
Recorded: July 1, 2005  
Auditor's No(s): 200507010182, records of Skagit County, Washington

9. 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

Amended by instrument(s):  
Recorded: April 6, 2006; May 25, 2006; May 26, 2006; July 25, 2006; June 4, 2008;  
October 16, 2008  
Auditor's No(s): 200604060049; 200605250083; 200605260150; 200607250099;  
200806040066; 200810160044, records of Skagit County, Washington

10. 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

Partial Assignments of Declarant's Rights;  
Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006 and December 13, 2007  
Auditor's File No.: 200511020084; 200605230087; 200605260149; 200608070191; 200608100126, and 200712130087, records of Skagit County, Washington

Amended by instrument(s):  
Recorded: April 6, 2006, May 25, 2006; May 26, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015  
Auditor's No(s): 200604060049; 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102; 201512160015 and 201708100003 records of Skagit County, Washington

11. Supplemental Declaration of Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race,

## EXHIBIT "A"

### Exceptions (continued)

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): 200508170115, records of Skagit County, Washington

Executed By: Skagit Highlands, LLC, a Washington limited liability company

12. Agreement, including the terms and conditions thereof; entered into;  
By: MVA, Inc., a corporation  
And Between: The City of Mt. Vernon  
Recorded: August 22, 2001  
Auditor's No. 200108220046, records of Skagit County, Washington  
Affects: Said plat and other property

Amended by instrument(s):

Recorded: July 1, 2005

Auditor's No(s): 200507010181, records of Skagit County, Washington

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF SKAGIT HIGHLANDS DIVISION IV:  
Recording No: 200608230062
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Assessments, if any, levied by Skagit Highlands Homeowner's Association.