



When recorded return to:
Michael Rodriguez and Leticia Rodriguez
4473 Karlie Street
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 115547

Statutory Warranty Deed 115547
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael Andrew Owens and Meredith M. Owens, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Rodriguez and Leticia Rodriguez, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 47, Skagit Highlands, Div. IV

Tax Parcel Number(s): P124959, 4902-000-047-0000

Lot 47, "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 the City of Mount Vernon, County of Skagit, State of 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 3.26.2018

Andrew Michael Owens
Andrew Michael Owens

Meredith M. Owens
Meredith M. Owens

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181205
MAR 28 2018

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 5816.⁷⁰
Skagit Co. Treasurer
By Indin Deputy

I certify that I know or have satisfactory evidence that Andrew Michael Owens and Meredith M. Owens, 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: 3.26.2018

Elizabeth Galbreath
Printed Name: Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Cannon Island
My appointment expires: 3.20.21



Exhibit A

EXCEPTIONS:

A. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005
Auditor's No.: 200507010182
Affects: Said plat and other property

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recorded: July 27, 2001
Auditor's No.: 200107270065
Regarding: Storm Drainage Release Easement Agreement
Affects: Said plat and other property

C. 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
Affects: Said plat and other property

D. 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)

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: February 11, 2005
Recorded: March 1, 2005
Auditor's No.: 200503010068
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.

F. WATER SERVICE CONTRACT:

Dated: September 30, 2005
Recorded: October 7, 2005
Auditor's No.: 200510070093

G. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "SKAGIT HIGHLANDS, DIVISION IV", as per plat recorded on August 23, 2006, under Auditor's File No. 200608230062, records of Skagit County, Washington. Reference to said plat for particulars.

H. 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 August 10, 2017
Auditor's No.: 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066, 200810160044 and 201708100003 respectively

I. 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, February 5, 2009 and October 21, 2015
Auditor's No.: 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087 and

201510210021, 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.)

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.: 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, 200810160044 and 201510210021, respectively.

K. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowner's Association.

((OPTIONAL Affects Lots 17-26))

L. Terms and Provisions contained in beneficial Easement for Retaining Wall recorded October 30, 2006 under Auditor's File Nos. 200610300199 and 200610300200.