


When recorded return to:
Esteban Padilla and Daisy Padilla
4625 Nooksack Loop
Mount Vernon, WA 98273


201805150063
05/15/2018 02:02 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 115780

Statutory Warranty Deed

115780
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR **Cindy L. Graham**, an unmarried person as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Esteban Padilla and Daisy Padilla**, husband and wife the following described real estate, situated in the County of **Skagit**, State of **Washington**

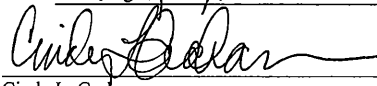
Abbreviated Legal:

Lot 13, Skagit Highlands No. 4

Tax Parcel Number(s): **P124925, 4902-000-013-0000**

Lot 13, "SKAGIT HIGHLANDS DIVISION IV, A PLANNED UNIT DEVELOPMENT", as per plat recorded under Auditor's File No. 200608230062, 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 described in Exhibit "A" attached hereto

Dated May 10, 2018

Cindy L. Graham

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 1995
MAY 15 2018

Amount Paid \$*6324.00*
Skagit Co. Treasurer
By *Mad* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Cindy L. Graham**, the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: May 10, 2018



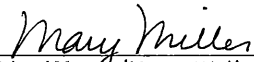

Printed Name: Mary Miller
Notary Public in and for the State of Washington
Residing at Starwood
My appointment expires: 01/19/2018

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.