

When recorded return to:
Trisha L. Bowen
5208 Larrabee Way
Mount Vernon, WA 98273

201805220064
05/22/2018 01:35 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 115878

Statutory Warranty Deed

115878

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Stephanie K. Adams who acquired title as Stephanie K. Goeschl, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Trisha L. Bowen, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 302, Skagit Highlands Div. V, Ph. 1

Tax Parcel Number(s): P125514, 4915-000-302-0000

Lot 302, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, 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 5.18.18

Ali Adams

Stephanie K. Adams

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

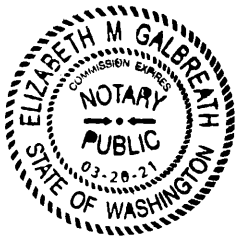
20182112
MAY 22 2018

Amount Paid \$5807.00
By MG Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ali Adams and Stephanie K. Adams, 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: 5.18.18



Printed Name: Katie Hickok Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 10/7/2019 3-20-21

Exhibit A**EXCEPTIONS:**

A. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

B. Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:

“..that no saloon shall ever be located or established upon the lands herein described...”

C. TERMS AND CONDITIONS OF THE MASTER PLAN:

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

Said document may be a modification of Auditor's File No. 200106210002.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Skagit Highlands Division No. 1.
Recorded: August 16, 2005
Auditor's No.: 200508160182

E. 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

Said document may be modified by Auditor's File No. 200507010182.

F. 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

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

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200507010181.

H. 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

I. 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.

J. WATER SERVICE CONTRACT:

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

K. 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 and October 16, 2008

Auditor's No.: 200604060049, 200605250083, 200605260150,
200607250099, 200608250117, 200806040066 and
200810160044 respectively

L. 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, October 21, 2015 and August 10,
2017

Auditor's No.: 200604060049, 200605250083, 200605260150,
200608100126, 200608250117, 200612210068,
200806040066, 200810160044, 200902050087,
201510210021 and 201708100003, 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.)

M. 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 V (PHASE 1)", as per plat recorded on December 21,
2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference
to said plat for particulars.

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The State of Washington
Dated: April 29, 1988
Recorded: June 8, 1988
Auditor's No.: 8806080008
Purpose: Construct, maintenance and operation of drainage
facilities
Area Affected: See record for exact location

O. 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.

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

Q. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: The Quadrant Corporation, a Washington Corporation
And: Skagit Highlands Homeowners Association
Dated: March 10, 2016
Recorded: March 21, 2016
Auditor's No.: 201603210153
Regarding: An easement for any lawful purpose including but not limited to, open space, landscape, recreation, pedestrian and recreational use and access. See document for full particulars