

When recorded return to:  
Lilybeth Ramirez and Tatiana C. Cortez

201806290164  
06/29/2018 03:30 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115954

### Statutory Warranty Deed

115954  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Bryon J. Mengle and Shawna L. Mengle, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lilybeth Ramirez and Tatiana C. Cortez, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 44, Skagit Highlands Div. IV

Tax Parcel Number(s): P124956, 4902-000-044-0000

Lot 44, "Plat of Skagit Highlands Division IV," a Planned Unit Development, as per plat recorded under Auditor's File Number 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 6/25/18  
Bryon L. Mengle

Shawna L. Mengle

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

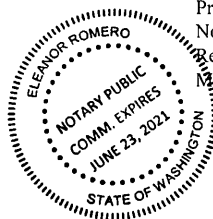
20182872  
JUN 29 2018

Amount Paid \$ 5256.<sup>00</sup>  
Skagit Co. Treasurer  
By *men* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bryon L. Mengle and Shawna L. Mengle, 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: 6/25/18



Printed Name: *Katie Hickok* Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 1/07/2019 6/23/2021

**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.