

When recorded return to:

Andrew M. Allen and Kyong-Hui Allen
433 Dallas Street
Mount Vernon, WA 98273



201807130119

07/13/2018 03:20 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034866

CHICAGO TITLE CO.

620034866

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wesley Christner and Renee Christner, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Andrew M. Allen and Kyong-Hui Allen, a married couple

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

Lot 44, Skagit Highlands Division 1, a planned unit development, recorded on August 16, 2005
under Auditor's File No. 200508160182, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P123184 / 4867-000-044-0000

Subject to:

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


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183074
JUL 13 2018


Amount Paid \$6,751.20
Skagit Co. Treasurer
By *Alan* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 11, 2018



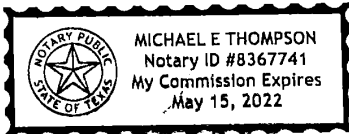
Wesley Christner




Renee Christner

State of ~~WASHINGTON~~ TEXAS (MEX)
County of ~~SKAGIT~~ MCLENNAN

I certify that I know or have satisfactory evidence that Wesley Christner and Renee Christner 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: 11 July 2018



Name: MICHAEL E. THOMPSON
Notary Public in and for the State of TEXAS
Residing at: WACO, TX
My appointment expires: 5-15-2022

EXHIBIT "A"

Exceptions

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.
Affects: Entire plat
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Auditor's File No. 9203270092, 9303110069, 9308060022 and 9309210028.
Affects: Said Plat and other property
3. Terms and conditions of the Master Plan:

Recording Date: July 1, 2005
Recording No.: 200507010182
Affects: Entire plat
4. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Auditor's File No. 200205230079.
Affects: Said plat and other property

AMENDED by instrument(s):
Recorded: June 3, 2002
Auditor's No(s): 200206030153, records of Skagit County, Washington
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT HIGHLANDS DIV. 1:

Recording No: 200508160182
6. 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 successor or assigns
Recorded: October 7, 2005
Auditor's No. 200510070093, records of Skagit County, Washington
Providing: Water Service Contract
7. 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

EXHIBIT "A"**Exceptions
(continued)****AMENDED by instrument(s):**

Recorded: July 25, 2006; June 4, 2008; October 16, 2008

Auditor's No(s): 200607250099; 200806040066; 200810160044, records of Skagit County, Washington

8. 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

AMENDED by instrument(s):

Recorded: November 2, 2005; April 6, 2006; May 25, 2006; May 26, 2006; June 7, 2006; August 25, 2006; August 4, 2008; October 16, 2008 and February 5, 2009

Auditor's No(s): 200511020084; 200604060049, 200605250083; 200605260150, 200607250100 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 records of Skagit County, Washington

9. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;
- Recorded: August 17, 2005
- Auditor's File No.: 200508170115, records of Skagit County, Washington
- Executed by: Skagit Highlands, LLC, a Washington limited liability company
10. Storm Drainage Release Agreement:
- Recording Date: July 27, 2001
- Recording No.: 200107270065
- Affects: Entire plat
11. Agreement, including the terms and conditions thereof; entered into;
- By: MVA, Inc.
- And Between: Sedro-Woolley School District
- Recorded: July 27, 2001
- Auditor's No. 200107270077, records of Skagit County, Washington
- Providing: Mitigation
- Affects: Entire plat
12. Easement, including the terms and conditions thereof, granted by instrument;
- Recorded: March 1, 2005
- Auditor's No.: 200503010068, records of Skagit County, Washington

EXHIBIT "A"

**Exceptions
(continued)**

In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Entire plat

13. City, county or local improvement district assessments, if any.
14. Local Improvement assessments, if any, levied by City of Mt. Vernon.
15. Dues, charges, and assessments, if any, levied by Skagit Highland Homeowners Association.
16. Assessments, if any, levied by Skagit Highlands West Neighborhood Association.