

When recorded return to:
Zhiwen Tang
4730 Mount Baker Loop
Mount Vernon, WA 98273



201807250043

07/25/2018 01:38 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED

116166

Order No.: NXWA-0295438
Title Order No.: 116166

THE GRANTOR(S)

Austin R Bray and Samantha Bray, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys, and warrants to Zhiwen Tang, an unmarried man

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

Lot 33, "SKAGIT HIGHLANDS DIVISION II, A PLANNED UNIT DEVELOPMENT", as per plat recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington.

Tax Parcel Number(s): 4887-000-033-0000 (P124253)

Subject to Restrictions, Covenants, Conditions and Easements of Record marked as Exhibit "B" attached hereto and made a part hereof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3253
JUL 25 2018

Amount Paid \$ 6680.00
Skagit Co. Treasurer
By *mm* Deputy

Dated: July 23, 2018

Austin R Bray by Samantha Bray
Attorney-In-Fact

Austin R Bray by Samantha Bray, Attorney-In-Fact

Samantha Bray
Samantha Bray

STATE OF Washington
COUNTY OF Strom

This instrument was acknowledged before me on this 23rd day of July, 2018, by Samantha Bray, who, being duly sworn (or affirmed), did say that ~~he~~/she is the attorney in fact for Austin R Bray and that ~~he~~/she executed the foregoing instrument by authority of and in behalf of said principal; and he/she acknowledged said instrument to be the act and deed of said principal.

Cheryl A Goodwin
Notary Public for: CHERYL A. GOODWIN
My commission expires: 2-24-21

CHERYL A GOODWIN
Notary Public
State of Washington
My Appointment Expires
Feb 24, 2021

Exhibit "B"
Conditions, Covenants, Restrictions and Easements of Record

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. TERMS AND CONDITIONS OF THE MASTER PLAN:

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

C. 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

D. 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

E. 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)

F. 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

Exhibit "B"
Conditions, Covenants, Restrictions and Easements of Record

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

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

G. 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 BY THE FOLLOWING:

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, May 23, 2006 and August 10, 2017
 Auditor's No.: 200604060049, 200605250083, 200605260150,
200608100126, 200608250117, 200612210068,
200806040066, 200810160044, 200902050087,
201510210021, 201512160015, 200605230088 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.)