

201811090028  
11/09/2018 10:40 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:  
Richard Nangano and Emily Loter  
541 Ruby Peak Avenue  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116364

Statutory Warranty Deed

116364  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Carmen Andrew and Sonny Andrew, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard Nangano and Emily Loter, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 28, Skagit Highlands Div. 3

Tax Parcel Number(s): P124561, 4892-000-028-0000

Lot 28, "PLAT OF SKAGIT HIGHLANDS DIVISION 3", as per plat recorded under Auditor's File No. 200605150163, 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 11/05/2018

Carmen Andrew  
Carmen Andrew

Sonny Andrew  
Sonny Andrew

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184952  
NOV 09 2018

Amount Paid \$6,368.50  
Skagit Co. Treasurer  
By MAM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carmen Andrew and Sonny Andrew, 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: 11/08/2018



Mary Miller  
Printed Name: Mary Miller  
Notary Public in and for the State of Washington  
Residing at Stanwood  
My appointment expires: 01/19/2022

## 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. 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. 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.

### G. 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 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

H. 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, 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.)

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.: 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.

J. WATER SERVICE CONTRACT:

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

K. 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:

Name: Plat of Skagit Highlands, Division 3  
Recorded: May 15, 2006  
Auditor's No.: 200605150163

L. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowners Association.