

When recorded return to:
Jessica Mattoon and Travis Mattoon
4660 Nooksack Loop
Mount Vernon, WA 98273



201812050042

12/05/2018 01:40 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036314

CHICAGO TITLE
620036314

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather M. Healey, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jessica Mattoon and Travis Mattoon, a married couple

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

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

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

Lot(s): 67 Unit(S): SKAGIT HIGHLANDS DIV IV

Tax Parcel Number(s): P124979/ 4902-000-067-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185308

DEC 05 2018

Amount Paid \$ *5701.00*
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 28, 2018


Heather M. HealeyState of Florida
County Escambia of Escambia

I certify that I know or have satisfactory evidence that


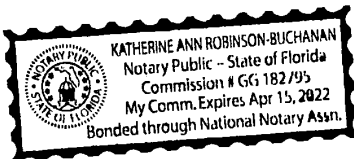
Heather M. Healey
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 12/11/18
Name: Katherine Ann Robinson Buchanan
Notary Public in and for the State of Florida
Residing at: Santa Rosa
My appointment expires: 4/15/22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124979/ 4902-000-067-0000

Lot 67, "Plat of Skagit Highlands Division IV," a Planned Unit Development, as per plat recorded under Auditor's File No. 200608230062, records of Skagit County, Washington.

Situate in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Terms and conditions contained in City of Mount Vernon Ordinance No. 2483, 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and 9309210028, respectively.
2. Terms and conditions of the Master Plan;
 Recorded: July 1, 2005
 Auditor's File No.: 200507010182, records of Skagit County, Washington
 Affects: Said plat and other property
3. Storm Drainage Release Agreement, including the terms and conditions thereof; entered into;
 By: Georgia Schopf, as her separate estate
 And Between: MVA, Inc., a Washington corporation
 Recorded: July 27, 2001
 Auditor's No. 200107270065, records of Skagit County, Washington
4. Mitigation Agreement, including the terms and conditions thereof; entered into;
 By: Sedro-Woolley School District No. 101
 And Between: MVA, Inc.
 Recorded: July 27, 2001
 Auditor's No. 200107270077, records of Skagit County, Washington
5. 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, records of Skagit County, Washington.
6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 1, 2005
 Auditor's No(s): 200503010068, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Lots 1 through 4 and 10
7. 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 successors and assigns
 Recorded: October 7, 2005
 Auditor's No. 200510070093, records of Skagit County, Washington
 Providing: Water service contract
8. Agreement, including the terms and conditions thereof; entered into;
 By: The City of Mt. Vernon

EXHIBIT "B"**Exceptions
(continued)**

And Between: MVA, Inc., a Washington corporation
 Recorded: June 21, 2001
 Auditor's No.: 200106210002, records of Skagit County, Washington
 Affects: Said plat and other property

MODIFIED by instrument(s):

Recorded: July 1, 2005
 Auditor's No(s): 200507010182, records of Skagit County, Washington

9. 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

Amended by instrument(s):

Recorded: April 6, 2006; May 25, 2006; May 26, 2006; July 25, 2006; June 4, 2008;
 October 16, 2008
 Auditor's No(s): 200604060049; 20005250083; 200605260150; 200607250099;
 200806040066; 200810160044, records of Skagit County, Washington

10. 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

Partial Assignments of Declarant's Rights:

Recorded: November 2, 2005; May 23, 2006; May 26, 2006; August 7, 2006; August 10, 2006
 Auditor's File No.: 200511020084; 200605230087; 200605260149; 200608070191;
 200608100126, records of Skagit County, Washington

Amended by instrument(s):

Recorded: April 6, 2006; May 25, 2006; May 26, 2006; August 25, 2006; December 21, 2006; June 4, 2008; October 16, 2008; February 5, 2009; October 21, 2015; October 26, 2015; December 16, 2015
 Auditor's No(s): 200604060049; 200605250083; 200605260150; 200608250117;
 200612210068; 200806040066; 200810160044; 200902050087, 201510210021,
 201510210022, 201510260101, 201510260102; 201512160015 records of Skagit County, Washington

EXHIBIT "B"**Exceptions
(continued)**

11. Supplemental Declaration of 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): 200508170115, records of Skagit County, Washington
 Executed By: Skagit Highlands, LLC, a Washington limited liability company

12. Agreement, including the terms and conditions thereof; entered into;
 By: MVA, Inc., a corporation
 And Between: The City of Mt. Vernon
 Recorded: August 22, 2001
 Auditor's No. 200108220046, records of Skagit County, Washington
 Affects: Said plat and other property

 Amended by instrument(s):
 Recorded: July 1, 2005
 Auditor's No(s): 200507010181, records of Skagit County, Washington

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF SKAGIT HIGHLANDS DIVISION IV:
 Recording No: 200608230062

14. City, county or local improvement district assessments, if any.

15. Assessments, if any, levied by City of Mount Vernon.

16. Assessments, if any, levied by Skagit Highlands Homeowner's Association.