

When recorded return to:  
Andrew Beatty and Colleen M Beatty  
5581 Buckhorn Way  
Mount Vernon, WA 98273



**201901240088**

01/24/2019 01:23 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 500078937

**GUARDIAN NORTHWEST TITLE CO.**

18-1214

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam Zanini and Kristilynn Zanini, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Andrew Beatty and Colleen M Beatty, husband and wife

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

LOT 112, PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2), ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 17, 2008 UNDER AUDITOR'S FILE No. 200801170047, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY WASHINGTON.

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

Tax Parcel Number(s): P127214/4948-000-112-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019247

JAN 24 2019

Amount Paid \$ 6,680.<sup>00</sup>  
Skagit Co. Treasurer  
By *Chad* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

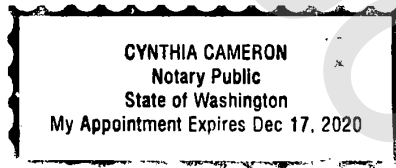
Dated: January 14, 2019

*Adam Zanini*  
Adam Zanini  
*Kristilynn Zanini*  
Kristilynn Zanini

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Adam Zanini and Kristilynn Zanini 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: 1-16-19  
*Cynthia Cameron*  
Name: CYNTHIA CAMERON  
Notary Public in and for the State of WA  
Residing at: Spokane  
My appointment expires: 12-17-20



**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 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)
2. Terms and conditions of the Master Plan, recorded July 1, 2005 as Auditor's File No. 200507010182.
3. Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:  
".that no saloon shall ever be located or established upon the lands herein described..."
4. Agreement, affecting the subject property, regarding storm drainage 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 as Auditor's File No. 200107270065.
5. Agreement, affecting subject property, regarding development and the terms and provisions thereof between Skagit Highlands, LLC and City of Mount Vernon, on June 20, 2005 and recorded July 1, 2005, as Auditor's File No. 200507010181.  
Said Instrument states that it both amends and supersedes Auditor's File No. 200108220046.
6. Mitigation agreement, affecting the subject property and other property and the terms and provisions thereof between Sedro Woolley School District No. 101 and MVA, Inc., dated July 5, 2001, recorded July 27, 2001 as Auditor's File No. 200107270077.
7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on February 11, 2005, recorded March 1, 2005 as Auditor's File No. 200503010068.
8. Terms and conditions of Water Service Contract dated September 30, 2005 recorded October 7, 2005 as Auditor's File No. 200510070093.
9. Terms and conditions of Declaration of Easements and Covenant to share cost for Skagit Highland, executed by, Skagit Highlands, LLC, a Washington limited liability company, recorded August 17, 2005 as Auditor's File No. 200508170113.  
Said covenants, conditions and restrictions were amended and 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 as Auditor's File No. 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066, 200810160044 and 201708100003.
10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based

**EXHIBIT "A"**Exceptions  
(continued)

on race, color, religion or national origin executed by Skagit Highlands, LLC, a Washington limited liability company, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170114.

Said covenants, conditions and restrictions were amended and 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 as Auditor's File No's.

200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087 and 201510210021.

An assignment of declarant's rights recorded November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006 as Auditor's File No's. 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126. (200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

11. 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 V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference to said plat for particulars.
12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit Highlands Division V (Phase 2), recorded January 17, 2008, as Auditor's File No. 200801170047. The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
13. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170115. Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066, 200810160044 and 201510210021, respectively.
14. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowner's Association.
15. Municipal assessments, if any, levied by the City of Mount Vernon.