

When recorded return to:
Raschaud D. Byrd and Guadalupe L. Byrd
5485 Buckhorn Way
Mount Vernon, WA 98273


201903210028
03/21/2019 11:43 AM Pages: 1 of 8 Fees: \$106.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037405

CHICAGO TITLE
620037405

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise K. McEldowney and Mark A. McEldowney, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Raschaud D. Byrd and Guadalupe L. Byrd, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 99, 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.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P127201 / 4948-000-099-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019997
MAR 21 2019

Amount Paid \$ 6626.60
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED (continued)

Dated: March 18, 2019

Denise K. McEldowney
Denise K. McEldowney

Mark A. McEldowney

by: Mark A. McEldowney by Denise K. McEldowney as attorney in fact
Mark A. McEldowney by Denise K. McEldowney as attorney in fact

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Denise K. McEldowney is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 20, 2019
JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Denise K. McEldowney is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Mark A. McEldowney and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 20, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

STATUTORY WARRANTY DEED
(continued)

My appointment expires: 06/29/2019

EXHIBIT "A"

Exceptions

1. 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 Division V (Phase 2):

Recording No: 200801170047

2. Reservations and exceptions contained in the deed

Recording No.: Volume 49 Deeds, page 532

The Company makes no representations about the present ownership of these reserved and excepted interests.

3. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording Nos.: 9203270092, 9303110069, 9308060022 and 9309210028

Affects: Said Plat and other property

4. Reservations, restrictions and recitals contained in the Deed as set forth below:

Recording Date: December 14, 1912

Recording No.: 94380

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 27, 1960

Recording No.: 599210

In favor of: Puget Sound Power & Light Company, a Massachusetts corporation

Regarding: Electric transmission and/or distribution line

Affects: Said Plat and other property

6. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 23, 1980

Recording No.: 8009230001

In favor of: Puget Sound Power & Light Company, a Washington corporation

Regarding: Electric transmission and/or distribution line

EXHIBIT "A"Exceptions
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
- Recorded: June 8, 1988
Recording No.: 8806080008
Regarding: Construct, maintain and operation of drainage facilities
Affects: Said Plat and other property
8. Developer Extension Agreement, including the terms and conditions thereof;
- Between: M.V.A, Inc., a corporation. and The City of Mt. Vernon
Recorded: August 22, 2001
Recording No.: 200108220046
Affects: Said plat and other property
- AMENDED by instrument(s):
- Recorded: July 1, 2005
Recording No.: 200507010181
9. Storm Drainage Release Easement Agreement, including the terms and conditions thereof;
- Between: Georgia Schopf, as her separate estate, and MVA, Inc., a Washington corporation
Recorded: July 27, 2001
Recording No.: 200107270065
Affects: Said plat and other property
10. Mitigation Agreement, including the terms and conditions thereof;
- And Between: Sedro-Woolley School District No. 101, and MVA, Inc.
Recorded: July 27, 2001
Recording No.: 200107270077
Affects: Said plat and other property
11. Development Agreement, including the terms and conditions thereof;
- Between: The City of Mt. Vernon, and MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Recording No.: 200106210002
Providing: Said plat and other property
12. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof;
- Recorded: May 23, 2002
Recording No.: 200205230079

EXHIBIT "A"Exceptions
(continued)

Affects: Said plat and other property

Said document was amended by document recorded on June 3, 2002 under recording number 200206030153.

13. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 1, 2005
 Recording No.: 200503010068
 In favor of: Puget Sound Power & Light Company, a Washington corporation
 Regarding: Electric transmission and/or distribution line
 Affects: Said plat and other property

14. 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 Survey:

Recording No: 200506080122

15. Terms and conditions of the Master Plan;

Recorded: July 1, 2005
 Recording No.: 200507010182
 Affects: Said plat and other property

16. Agreement, including the terms and conditions thereof;

Between: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns
 Recorded: October 7, 2005
 Recording No.: 200510070093
 Regarding: Water Service Contract

17. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recorded: August 17, 2005
 Recording No.: 200508170113
 Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instruments:

EXHIBIT "A"

Exceptions
(continued)

Recording Nos.: 200607250099; 200806040066; 200810160044

18. 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

Executed By: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):

Recording Nos.: 200511020084; 200604060049; 200605230087; 200605250083; 200605260149; 200605260150; 200608070191; 200608100126; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087; 201510210021; 201510210022; 201510260101; 201510260102; 201512160015 and 201708100003

19. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

Recorded: August 17, 2005

Recording No.: 200508170115

Executed by: Skagit Highlands, LLC, a Washington limited liability company

20. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: September 20, 2006

Recording No.: 200609200081

Regarding: Sanitary sewage and storm drainage facilities

Affects: A strip across said premises

21. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 19, 2007

Recording No.: 200703190207

In favor of: Puget Sound Power & Light Company

Regarding: Electric transmission and/or distribution line

22. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: March 29, 2007

Recording No.: 200703290063

For: Waterline

EXHIBIT "A"Exceptions
(continued)

23. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
24. City, county or local improvement district assessments, if any.
25. Assessments, if any, levied by the City of Mount Vernon.
26. Assessments, if any, levied by Skagit Highland Homeowners Association.