



202008100148

08/10/2020 03:52 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Larry Hickman and Lois Hickman
3225 Stone Haven Alley
Mount Vernon, WA 98273

01-169447-0

Land Title and Escrow STATUTORY WARRANTY DEED

THE GRANTOR(S) LGI Homes-Washington, LLC, a Washington Limited Liability Company

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Larry Hickman and Lois Hickman, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 52, Plat of "HIGHLAND GREENS, DIVISION 1, PHASE B, A PLANNED UNIT
DEVELOPMENT" as per plat recorded June 21, 2018 under Skagit County Auditor's File No.
201806210062, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SEE EXHIBIT 'A' FOR SPECIAL EXCEPTIONS

Abbreviated Legal:

Tax Parcel Number(s): 6053-000-052-0000, P134261

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020/2024
AUG 10 2020

Amount Paid \$ 129140
Skagit Co. Treasurer
By *MLG* Deputy

LPB 10-05

Dated: 8/5/2020

LGI Homes-Washington, LLC, a Washington
limited liability company

By: Patrick Clark
Patrick Clark, Managing Member

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Patrick Clark (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument, on oath state that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the managing member of LGI Homes-Washington, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/5/2020

Tina M Olson
Notary Public in and for the State of Washington

My appointment expires: 1/29/2024

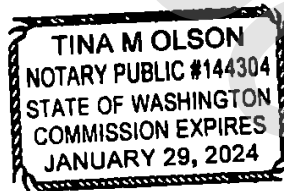


EXHIBIT "A"

Liability for supplemental taxes for improvements, which have recently been constructed on the property. Said improvements are not presently assessed, but may appear on future rolls.

Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

Assessments, if any, due and owing Highland Greens Homeowners Association.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: December 14, 2005

Auditor's No.: 200512140111

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: December 19, 2006

Auditor's No.: 200612190063

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: December 19, 2006

Auditor's No.: 200612190064

FIRST AMENDMENT TO COVENANTS:

Recorded: June 21, 2018

Auditor's No.: 201806210063

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected: Reference is made to said document for full particulars

Dated: May 3, 2007

Recorded: May 3, 2007

Auditor's No.: 200705030057

AMENDMENT OF EASEMENT AND CONFIRMATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Hansell/Mitzel, LLC, a Washington limited liability company

And: Puget Sound Energy, Inc., a Washington corporation

Dated: January 29, 2018

Recorded: February 5, 2018

Auditor's No.: 201802050158

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON
THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: April 7, 2008

Auditor's No.: 200804070155

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON
THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: May 22, 2014

Auditor's No.: 201405220062

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF
PROTECTIVE RESTRICTIONS:

Recorded: May 22, 2014

Auditor's No.: 201405220063

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 16, 2016

Auditor's No.: 201609160029

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Hansell/Mitzel, LLC, a Washington LLC

Purpose: A non-exclusive easement for the installation,
maintenance and repair of a Storm Drain

Line and appurtenances

Area Affected: Reference is made to said document for full
particulars

Dated: April 12, 2018

Recorded: April 13, 2018

Auditor's No.: 201804130027

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON
THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: June 21, 2018

Auditor's No.: 201806210062