

**When recorded return to:**  
John S. Sand and April Sand  
3213 Loch Ness Loop  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245453546

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20223852  
Sep 19 2022  
Amount Paid \$8672.50  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steven Stedman and Marcia Stedman, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to John S. Sand and April Sand, a married couple

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

LOT 24, PLAT OF "HIGHLAND GREENS DIVISION 1 PHASE B, A PLANNED UNIT DEVELOPMENT",  
RECORDED JUNE 21, 2018, UNDER AUDITORS FILE NO. 201806210062, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134233, 6053-000-024-0000

Subject to:

1. 1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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,

**STATUTORY WARRANTY DEED**

(continued)

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 Boundary Line Adjustment:

Recording No: 200512140111

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Plat of Highland Greens a Planned Unit Development:

Recording No: 200612190063

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 19, 2006

Recording No.: 200612190064

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 21, 2018

Recording No.: 201806210063

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc, a Washington corporation

Purpose: transmission, distribution and sale of electricity

Recording Date: May 3, 2007

Recording No.: 200705030057

Affects: as described in said instrument

Modification(s) of said easement

Hansell/Mitzel, LLC, a Washington limited liability company and Puget Sound Energy Inc, a Washington corporation

Recording Date: February 5, 2018

Recording No.: 201802050158

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

**STATUTORY WARRANTY DEED**

(continued)

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 Highland Greens Final Plat of Division V:  
Recording No: 200804070155

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Highland Greens Division I Phase A:  
Recording No: 201405220062

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: May 22, 2014  
Recording No.: 201405220063

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:  
Imposed by: Highland Greens Homeowners Association  
Recording Date: May 22, 2014  
Recording No.: 201405220063

9. Regulatory Notice Agreement that may include covenants conditions and restrictions:  
Recording Date: September 16, 2016  
Recording No.: 201609160029

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Hansell/Mitzel, LLC a Washington LLC  
Purpose: installation maintenance and repair of a storm drain  
Recording Date: April 13, 2018  
Recording No.: 201804130027  
Affects: as described in said instrument

**STATUTORY WARRANTY DEED**  
(continued)

- 11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Plat of Highland Greens Division 1 Phase B: Recording No: 201806210062
- 12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 13. Assessments, if any, levied by Mt Vernon.
- 14. City, county or local improvement district assessments, if any.

Dated: September 13, 2022

*Steven Stedman*  
Steven Stedman

*Marcia Stedman*  
Marcia Stedman

State of wa

County of Whatcom

This record was acknowledged before me on September 14 2022 by Steven Stedman and Marcia Stedman.

*Robin L Sherman*  
(Signature of notary public)  
Notary Public in and for the State of wa  
My appointment expires: 10-30-2024

