

POOR ORIGINAL

When recorded return to:  
Ryan William Loomis  
4659 Nooksack Loop  
Mount Vernon, WA 98273  
561-901269



201312030025

Skagit County Auditor \$76.00  
12/3/2013 Page 1 of 5 2:14PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620020192  
CASE NO. 561-901269

CHICAGO TITLE  
620020192

STATUTORY WARRANTY DEED

THE GRANTOR(S) Secretary of Housing and Urban Development  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ryan William Loomis, a single person

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

Lot 30, "Plat of Skagit Highlands Division IV," a Planned Unit Development, approved August 21,  
2006 and recorded on August 23, 2006, under Auditor's File No. 200608230062, records of Skagit  
County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P124942, 4902-000-030-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
In witness whereof, the undersigned has set his/her hand and seal as a principal and /or officer of  
Pemco LTD, Management and Marketing contractor of the U.S. Department of  
Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban  
Development, under the redelegation of authority published at 70 Fed. Reg.43,171 (July 26, 2005).

Dated: 11-29-13

Secretary of Housing and Urban Development

BY:   
Authorized Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134810  
DEC 03 2013

Amount Paid \$ 6  
Skagit Co. Treasurer  
By mem Deputy

STATUTORY WARRANTY DEED  
(continued)

State of California

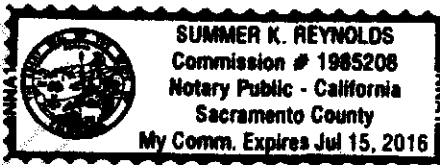
County                      of Sacramento

I certify that I know or have satisfactory evidence that Brittany Rowland

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Authorized signer of HUD to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/29/13

Summer K Reynolds  
Name: Summer K Reynolds  
Notary Public in and for the State of California  
Residing at: Sacramento, CA  
My appointment expires: 7/15/16



201312030025

## EXHIBIT "A"

### 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  
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



201312030025

**EXHIBIT "A"**

**Exceptions  
(continued)**

10. Covenants, conditions, easements 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  
Auditor's No(s): 200604060049; 200605250083; 200605260150; 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, records of Skagit County, Washington

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. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition.

15. City of Mount Vernon Washington - Sewer and/or Garbage Lien Notice;

Recording Date: November 28, 2012  
Recording No.: 201211280088  
Amount: \$441.45, plus penalties, interest and charges, if any

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



**EXHIBIT "A"**

**Exceptions  
(continued)**

- 17. Assessments, if any, levied by City of Mount Vernon.
- 18. Assessments, if any, levied by Skagit Highlands Homeowner's Association.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE:**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201312030025