

When recorded return to:
Matthew P. Dawson and Michele A. Young
543 Granite Street
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
1/10/2014 Page 1 of 4 1:26PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620020229

CHICAGO TITLE
620020229

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Conklin and Karin Conklin, 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 Matthew P. Dawson and Michele A. Young, husband and wife

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

Lot 50, PLAT OF SKAGIT HIGHLANDS DIVISION 3, according to the Plat thereof recorded
under Auditor's File No. 200605150163, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124583, 1892-000-050-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020229, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: December 30, 2013

[Signature]
James Conklin

[Signature]
Karin Conklin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

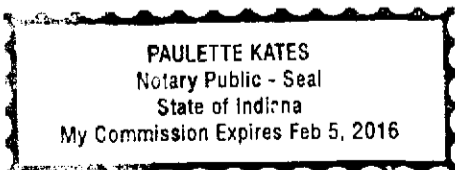
201485
JAN 10 2014

Amount Paid \$ 3,743.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

State of IN
County of Marshall

I certify that I know or have satisfactory evidence that
James Conklin & Karin Conklin
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 1/02/2014



Paulette Kates
Name: Paulette Kates
Notary Public in and for the State of IN
Residing at: Roscius, IN
My appointment expires: 02/05/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys,
and roads and where water might take a natural course

2. Reservation of minerals and mineral rights, etc. contained in deed from W.M. Lindsey and
Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page
532

3. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2463, 2532, 2546
and 2550 as recorded March 27, 1993, March 11, 1993, August 6, 1993 and September 21,
1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022 and
9309210028, respectively.

4. Pre-Annexation Agreement and the terms and conditions thereof;
Between: City of Mount Vernon
And: Mount Vernon Association, Inc.
Recorded: March 27, 1992
Auditor's File No.: 9203270093, records of Skagit County, Washington

5. Development Agreement and the terms and conditions thereof;
Between: The City of Mount Vernon
And: MVA, Inc., a Washington corporation
Recorded: June 21, 2001
Auditor's File No.: 200106210002, records of Skagit County, Washington

Modified by instrument;
Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington

6. Storm Drainage Release Easement Agreement and the terms and conditions thereof;
Between: Georgia Schopf, as her separate estate
And: MVA, Inc., a Washington corporation
Dated: July 20, 2001
Recorded: July 27, 2001
Auditor's File No.: 200107270065, records of Skagit County, Washington

7. Mitigation Agreement and the terms and conditions thereof;
Between: City of Sedro Woolley School District No. 101
And: MVA Inc., a Washington corporation
Dated: July 5, 2001
Recorded: July 27, 2001
Auditor's File No.: 200107270077, records of Skagit County, Washington

8. Developer Extension Agreement and the terms and conditions thereof;
Between: M.C.A. Inc., a corporation
And: the City of Mount Vernon
Dated: July 27, 2001
Recorded: August 22, 2001
Auditor's File No.: 200108220046, records of Skagit County, Washington

Amended by instrument;
Recorded: July 1, 2005
Auditor's File No.: 200507010181, records of Skagit County, Washington

9. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions
thereof, as recorded May 23, 2002, under Auditor's File No. 200205230079, records of Skagit
County, Washington.

Amended by instrument;
Recorded: June 3, 2002
Auditor's File No.: 200206030153, records of Skagit County, Washington

10. Matters disclosed by Record of Survey;
Filed: June 8, 2005
Auditor's File No.: 200506080122, records of Skagit County, Washington



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SCHEDULE "B"

11. Early Entry Agreement and the terms and conditions thereof;
Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: October 21, 2004
Recorded: November 1, 2004
Auditor's File No.: 200411010178, records of Skagit County, Washington
Regarding: See instrument for full particulars
12. Memorandum of Agreement and the terms and conditions thereof;
Between: The Skagit Highlands, LLC
And: The Quadrant Corporation
Dated: Not disclosed
Recorded: November 1, 2004
Auditor's File No.: 200411010179, records of Skagit County, Washington
Regarding: See instrument for full particulars
13. 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
14. Declaration for easements and covenant to share costs for Skagit Highlands, as hereto attached;
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 and July 25, 2006
Auditor's File Nos. 200604060049 and 200607250099, records of Skagit County, Washington
15. Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, as hereto attached;
Recorded: August 17, 2005
Auditor's File No.: 200508170114, records of Skagit County, Washington

Partial Assignment of Declarant's Rights;
Recorded: May 26, 2006 and July 25, 2006
Auditor's File No.: 200605260149 and 200607250100, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: May 26, 2006 and February 5, 2009
Auditor's No(s): 200605260150 and 200902050087, records of Skagit County, Washington
16. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood, as hereto attached;
Recorded: August 17, 2005
Auditor's File No.: 200508170115, records of Skagit County, Washington
Executed By: Skagit Highlands, LLC, a Washington limited liability company
17. Terms and conditions of the Master Plan Agreement;
Recorded: July 1, 2005
Auditor's File No.: 200507010182, records of Skagit County, Washington
18. Water Service Contract Agreement and the terms and conditions thereof;
Between: Public Utility District No. 1 of Skagit County
And: Skagit Highlands, LLC or its successors or assigns
Recorded: October 7, 2005
Auditor's File No.: 200510070093, records of Skagit County, Washington
Regarding: Water service contract
19. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or



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SCHEDULE "B"

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 DIV. 3

Recording No: 200605150163, records of Skagit County, Wa

20. City, county or local improvement district assessments, if any.
21. Dues, charges and assessments, if any, levied by Skagit Highlands Homeowners Association.
22. Liability to future assessments, if any, levied by the City of Mount Vernon.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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.



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