



201504100245

Skagit County Auditor

\$76.00

4/10/2015 Page

1 of

5 3:43PM

**When recorded return to:**

Michael O. Ceruti, Jr and Chelsie A. Ceruti  
574 Ruby Peak Avenue  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023416

**CHICAGO TITLE**

**620023416**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stephen M. Soule and Amy R. Soule, 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 Michael O. Ceruti, Jr and Chelsie A. Ceruti, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 55, 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): P124588, 4892-000-055-0000

Subject to:

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

Dated: April 9, 2015

Stephen M. Soule

Amy R. Soule

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2015 1146

**APR 10 2015**

Amount Paid \$ 4891.10

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

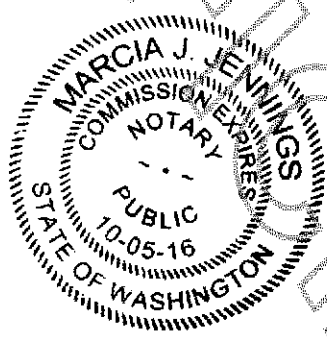
State of Washington  
County of Skagit

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

Dated: April 9, 2015

Marcia J. Jennings

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley  
My appointment expires: 10/5/2016



## EXHIBIT "A"

### 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

## EXHIBIT "A"

### Exceptions (continued)

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

**EXHIBIT "A"**

Exceptions  
(continued)

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 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.