



201605130085

Skagit County Auditor

\$77.00

5/13/2016 Page

1 of

5 1:49PM

When recorded return to:  
Jeff Devine and Bethany Devine  
4741 Mount Baker Loop  
Mount Vernon, WA 98273

Order No. A111379

**SPECIAL WARRANTY DEED**

(Not Statutory)

GUARDIAN NORTHWEST TITLE CO.

A111379

THE GRANTOR(S) The Secretary of Housing & Urban Development, his successors in interest and/or assigns for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Jeffrey Alan Devine and Bethany J. Devine, a married couple** the following described estate, situated in the County of Skagit, State of Washington:

Lot 56, "Skagit Highlands, Division II" as per plat recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington.

Tax Parcel Number(s): P124276, 4887-000-056-0000

Subject to: The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

Dated: May 11 2016

Jason Tobin  
Authorized Agent

Secretary of Housing & Urban Development  
By BLB Resources, Authorized Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20161891

MAY 13 2016

Amount Paid \$ 5  
Skagit Co. Treasurer  
By MAM Deputy

or other officer completing this  
who verifies only the identity of the individual  
who signed the document to which this certificate  
is attached, and not the truthfulness, accuracy, or  
validity of that document.

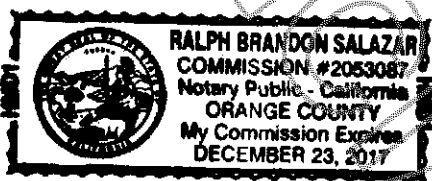
STATE OF California  
COUNTY OF Orange SS:

I certify that I know or have satisfactory evidence that Jason Tobin is the person who  
appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the  
Authorized Agent of HUD, to be the free  
and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5/11/16

[Signature]

Notary Public in and for the State of CA  
Residing at Santa Ana  
My appointment expires: 12/23/2017



UNRECORDED ORIGINAL DOCUMENT

## EXHIBIT A

### EXCEPTIONS:

A. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

### B. TERMS AND CONDITIONS OF THE MASTER PLAN:

Recorded: July 1, 2005  
Auditor's No.: 200507010182  
Affects: Said plat and other property

### C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Georgia Schopf, as her separate estate  
And: MVA, Inc., a Washington corporation  
Dated: July 20, 2001  
Recorded: July 27, 2001  
Auditor's No.: 200107270065  
Regarding: Storm Drainage Release Easement Agreement  
Affects: Said plat and other property

### D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sedro Woolley School District No. 101  
And: MVA, Inc.  
Dated: July 5, 2001  
Recorded: July 27, 2001  
Auditor's No.: 200107270077  
Regarding: Mitigation Agreement  
Affects: Said plat and other property

E. 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.  
(Affects Lots 1 through 10)

### F. DECLARATION OF EASEMENTS AND COVENANT TO SHARE COST FOR SKAGIT HIGHLANDS:

Recorded: August 17, 2005  
Auditor's No.: 200508170113  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008 and October 16, 2008  
Auditor's No.: 200604060049, 200605250083, 200605260150,  
200607250099, 200608250117, 200806040066 and  
200810160044, respectively

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005  
Recorded: August 17, 2005  
Auditor's No.: 200508170114  
Executed By: Skagit Highlands, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008 and February 5, 2009  
Auditor's No.: 200604060049, 200605250083, 200605260150,  
200608100126, 200608250117, 200612210068,  
200806040066, 200810160044, 200902050087,  
201510210021 and 201512160015, respectively

ASSIGNMENT OF DECLARANT'S RIGHTS:

Recorded: November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006  
Auditor's No.: 200511020084, 200605230087, 200605260149,  
200607250100, and 200608100126, respectively

(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2005  
Recorded: August 17, 2005  
Auditor's No.: 200508170115  
Executed By: Skagit Highlands, LLC

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066 and 200810160044, respectively.

I. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: July 6, 2005  
Recorded: July 11, 2005  
Auditor's No.: 200507110156  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

J. WATER SERVICE CONTRACT:

Dated: September 30, 2005  
Recorded: October 7, 2005  
Auditor's No.: 200510070093

K. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "SKAGIT HIGHLANDS, DIVISION II", as per plat recorded on April 4, 2006, under Auditor's File No. 200604040052, records of Skagit County, Washington. Reference to said plat for particulars. (Said document includes MANY PAGES of said matters.)

L. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Skagit Highlands Division II, a Planned Unit Development  
Recorded: April 4, 2006  
Auditor's No.: 200604040052

M. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowners Association.