

When recorded return to:  
Cameron D. Lipko and Samantha L. Gooden  
711 Pyramid Peak Place  
Mount Vernon, WA 98273



Skagit County Auditor  
4/27/2018 Page 1 of 5 11:42AM \$78.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034031

CHICAGO TITLE  
620034031

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas G. Hatch and Donna G. Hatch, 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 Cameron D. Lipko and Samantha L. Gooden, husband and wife

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

Lot 36, Skagit Highlands, Division 1, a Planned Unit Development, recorded on August 16, 2005 under Auditor's File No. 200508160182, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123176 / 4867-000-036-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 1720  
APR 27 2018

Amount Paid \$ 6324.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 24, 2018


  
\_\_\_\_\_  
Thomas G. Hatch

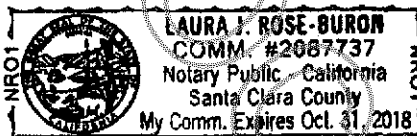
  
\_\_\_\_\_  
Donna G. Hatch

State of CALIFORNIA  
County of SACRAMENTO

I certify that I know or have satisfactory evidence that Thomas G. Hatch and Donna G. Hatch are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 24th, 2018

  
\_\_\_\_\_  
Name: Laura J. Rose-Buron  
Notary Public in and for the State of CA  
Residing at: SACRAMENTO COUNTY  
My appointment expires: 10/31/2018



**EXHIBIT "A"**  
Exceptions

1. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 Deeds, page 532.  
Affects: Entire plat
2. Terms and conditions contained in City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993 and September 21, 1993, under Auditor's File No. 9203270092, 9303110069, 9308060022 and 9309210028.  
Affects: Said Plat and other property
3. Terms and conditions of the Master Plan:  
Recording Date: July 1, 2005  
Recording No.: 200507010182  
Affects: Entire plat
4. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002 under Auditor's File No. 200205230079.  
Affects: Said plat and other property  
  
AMENDED by instrument(s):  
Recorded: June 3, 2002  
Auditor's No(s): 200206030153, records of Skagit County, Washington
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SKAGIT HIGHLANDS DIV. 1:  
  
Recording No: 200508160182
6. 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 successor or assigns  
Recorded: October 7, 2005  
Auditor's No. 200510070093, records of Skagit County, Washington  
Providing: Water Service Contract
7. 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

**EXHIBIT "A"**

**Exceptions  
(continued)**

**AMENDED by Instrument(s):**

**Recorded:** July 25, 2006; June 4, 2008; October 16, 2008  
**Auditor's No(s):** 200607250099; 200806040066; 200810160044, records of Skagit County, Washington

8. 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):** 200508170114, records of Skagit County, Washington  
**Executed By:** Skagit Highlands, LLC, a Washington limited liability company

**AMENDED by instrument(s):**

**Recorded:** November 2, 2005; April 6, 2006, May 25, 2006; May 26, 2006, June 7, 2006, August 25, 2006; August 4, 2008; October 16, 2008 and February 5, 2009  
**Auditor's No(s):** 200511020084; 200604060049, 200605250083; 200605260150, 200607250100 200608250117; 200612210068; 200806040066; 200810160044; 200902050087, 201510210021, 201510210022, 201510260101, 201510260102, 201512160015 records of Skagit County, Washington

9. Supplemental Declaration of Covenants, Conditions and Restrictions for Skagit Highlands Residential Property, Skagit Highlands West Neighborhood;

**Recorded:** August 17, 2005  
**Auditor's File No.:** 200508170115, records of Skagit County, Washington  
**Executed by:** Skagit Highlands, LLC, a Washington limited liability company

10. Storm Drainage Release Agreement:

**Recording Date:** July 27, 2001  
**Recording No.:** 200107270065  
**Affects:** Entire plat

11. Agreement, including the terms and conditions thereof; entered into;

**By:** MVA, Inc.  
**And Between:** Sedro-Woolley School District  
**Recorded:** July 27, 2001  
**Auditor's No.** 200107270077, records of Skagit County, Washington  
**Providing:** Mitigation  
**Affects:** Entire plat

12. Easement, including the terms and conditions thereof, granted by instrument;

**Recorded:** March 1, 2005  
**Auditor's No.:** 200503010068, records of Skagit County, Washington

**EXHIBIT "A"**  
Exceptions  
(continued)

In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Entire plat

13. City, county or local improvement district assessments, if any.
14. Local Improvement assessments, if any, levied by City of Mt. Vernon.