



201909160213

09/16/2019 03:47 PM Pages: 1 of 8 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Livingston Clifton McLeod and Brittany Shade McLeod
4663 Glacier Street
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

19-3024

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Robert L. Herring and Linda G. Herring, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Livingston Clifton McLeod and Brittany Shade McLeod,
A MARRIED COUPLE

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Lot 34, SKAGIT HIGHLANDS DIV 3

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 "B" attached hereto

Tax Parcel Number(s): P124567 & 4892-000-034-0000

Dated: 9/16/19

Robert L. Herring

Linda G. Herring

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20194019
SEP 16 2019

Amount Paid \$ 6332.90
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Robert L. Herring and Linda G. Herring is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6th day of September, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4663 Glacier Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P124567 & 4892-000-034-0000

Property Description:

Lot 34, "PLAT OF SKAGIT HIGHLANDS DIVISION 3," as per Plat Recorded May 15, 2006 under Auditor's File No. 200605150163, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT B

19-3024-SJ

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
10. 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)
11. Terms and conditions of the Master Plan, recorded July 1, 2005 as Auditor's File No. 200505070182.
12. Agreement, affecting subject property, regarding Storm Drainage Release Easement and the terms and provisions thereof between Georgia Schopf, as her separate estate and MVA, Inc., a Washington corporation,
Statutory Warranty Deed
LPB 10-05

recorded July 27, 2001 as Auditor's File No. 200107270065.

13. Agreement, affecting subject property, regarding Mitigation Agreement and the terms and provisions thereof between Sedro Woolley School district No. 101 and MVA, Inc., recorded July 27, 2001 as Auditor's File No. 200107270077.

14. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, unde Auditor's File No. 200205230079 and as amended by instrument recorded June 3, 2002, under Auditor's File No. 200206030153.

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 1, 2005, as Auditor's File No. 200503010068.

16. 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

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, a Washington limited liability company, recorded August 17, 2005 as Auditor's File No. 200508170114.

Above covenants, conditions and restrictions were amended and 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, February 5, 2009, October 21, 2015 and August 10, 2017 as Auditor's File No. 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087, 201510210021, AND 201708100003 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.)

18. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, recorded August 17, 2005 as Auditor's File No. 200508170115.

Above covenants, conditions and restrictions were amended and recorded June 4, 2008 and October 16, 2008 as Auditor's File No. 200806040066 and 200810160044.

19. WATER SERVICE CONTRACT:

Dated: September 30, 2005

Recorded: October 7, 2005

Auditor's No.: 200510070093

Statutory Warranty Deed
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20. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Skagit Highlands, Division No. 3 recorded May 15, 2006 as Auditor's File No. 200605150163.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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