

When recorded return to:
William J. Sherman, Jr. and Laila Kechkar
3045 Lochness Loop
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
6/1/2015 Page 1 of 4 1:36PM

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500024309

CHICAGO TITLE
500024309 STATUTORY WARRANTY DEED

Highland Greens NW LLC, a Washington limited liability company
THE GRANTOR(S) ~~Highmark Homes LLC, a Washington limited liability company~~
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to William J. Sherman Jr. and Laila Kechkar, *husband and wife*
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 13, HIGHLAND GREENS DIVISION 1, PHASE A, A PLANNED UNIT DEVELOPMENT,
recorded May 22, 2014 under Auditor's File No. 201405220062, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

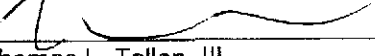
Tax Parcel Number(s): P131905 / 6018-000-000-0013


Subject to:

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

Dated: May 18, 2015

Highland Greens NW LLC
~~Highmark Homes LLC~~
BY: MTT Holdings, Inc. It's Manager

BY: 
Thomas L. Tollen, III
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151992
JUN 01 2015
Amount Paid \$ 472.11
Skagit Co. Treasurer
Deputy
By: 

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County SKAGIT of SKAGIT

I certify that I know or have satisfactory evidence that Thomas L. Tollen III is the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of MTT Holdings LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 05/18/2015



Name: Janette L. Reedy
Notary Public in and for the State of WA
Residing at: Puyallup
My appointment expires: 11-19-17

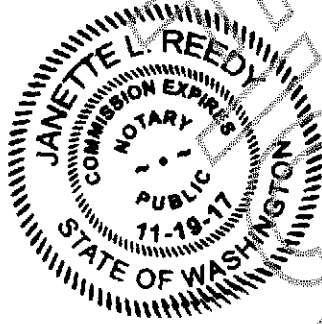


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Azziz Aghdassi and Maryann Aghdassi, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: February 16, 1983
Recording No.: 8302160009
Affects: Tract 1B of Highland Greens Div. I Ph. A and other property

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 11, 2001
Recording No.: 200101110141
Matters shown: Encroachment of a fence by varying amounts along the Westerly line of said plat

3. Notice of Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: October 19, 2005
Recording No.: 200510190061

4. 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 MOUNT VERNON BLA NO. LU05-095:

Recording No: 200512140111

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 HIGHLAND GREENS A PLANNED UNIT DEVELOPMENT:

Recording No: 200612190063

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 19, 2006
Recording No.: 200612190064

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 3, 2007
Recording No.: 200705030057

8. 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

EXHIBIT "A"

Exceptions
(continued)

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 HIGHLAND GREENS LU04-093 FINAL PLAT OF DIVISION V:

Recording No: 200804070155

9. 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 HIGHLAND GREENS DIVISION I PHASE A PLANNED UNIT DEVELOPMENT:

Recording No: 201405220062

10. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 22, 2014
Recording No.: 201405220063