

UNRECORDED DOCUMENT

When recorded return to:
Padraig Q Maloney and Mary C Maloney
3042 Braeburn Aly
Mount Vernon, WA 98273



Skagit County Auditor \$76.00
3/30/2016 Page 1 of 4 1:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500037100

CHICAGO TITLE
500037100

STATUTORY WARRANTY DEED

THE GRANTOR(S) Highland Greens NW 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 Padraig Q Maloney and Mary C Maloney, husband and wife

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

Lot 85, 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): P131918 / 6018-000-000-0085

Subject to:

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

Dated: March 17, 2016

Highland Greens NW LLC

BY: MTT Holdings, Inc., It's Manager

BY: Thomas L. Tollen III
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1075
MAR 30 2016

Amount Paid \$ 4,810.00
Skagit Co. Treasurer
By M.M. Deputy


STATUTORY WARRANTY DEED
(continued)

State of WA
County King of King

I certify that I know or have satisfactory evidence that Thomas L Tollen

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of MTT Holdings, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 21st, 2016


Name: Kjell Lindberg
Notary Public in and for the State of WA
Residing at: Edmonds, WA
My appointment expires: 11-27-2019

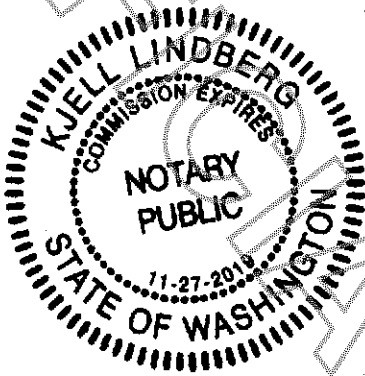


EXHIBIT "A"
Exceptions

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