



201608190151

Skagit County Auditor

\$76.00

8/19/2016 Page

1 of

4 4:05PM

**When recorded return to:**

John A. Bennett and Judith H Bennett 2004 Living Trust  
740 Tillamook Dr  
La Conner, WA 98257

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 620028232

**CHICAGO TITLE**  
620028232

**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 John A. Bennett and Judith H. Bennett, Trustees of John A  
Bennett and Judith H Bennett 2004 Living Trust created March 22, 2004

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

Lot 82, 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): P131915 / 6018-000-000-0082,

Subject to:

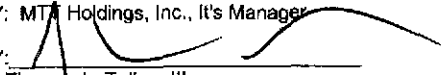
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 9, 2016

Highland Greens NW LLC

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

BY:

  
Thomas J. Tollen, III  
President

20163668  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 19 2016

Amount Paid \$ 5145  
Skagit Co. Treasurer  
By MF Deputy

STATUTORY WARRANTY DEED  
(continued)

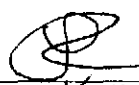
State of WA

County of King

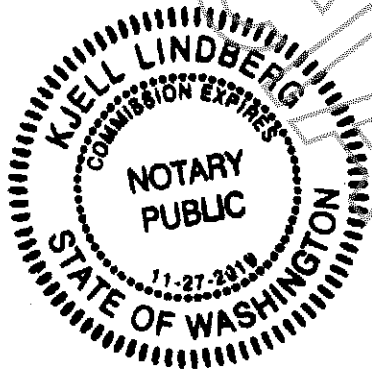
I certify that I know or have satisfactory evidence that Thomas Tollen

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: August 10, 2016



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



UNRECORDED DOCUMENT

**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

11. **To provide an extended coverage lender's policy, general exceptions A through D may be eliminated or limited after an inspection of the Land and/or review of the survey, if required, is completed.**