

When recorded return to:
Linda K Depner
2711 Strom Place
Anacortes, WA 98221



Skagit County Auditor \$77.00
12/15/2017 Page 1 of 4 1:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 500065241

CHICAGO TITLE
500065241

STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit Highlands 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 Linda K Depner, an unmarried woman, as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 6, THE WOODS AT SUNSET COVE, according to the plat thereof, recorded October 17,
2007, under Auditor's File No. 200710170081, records of Skagit County, Washington.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126713 / 4941-000-006-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5795
DEC 15 2017

Amount Paid \$9794.11
Skagit Co. Treasurer
By *mlm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 4, 2017

Skagit Highlands Homes, LLC
By: MTT Holdings, Inc., It's Manager

BY: [Signature]
Thomas L Tollen, III, President

State of Washington
County of King

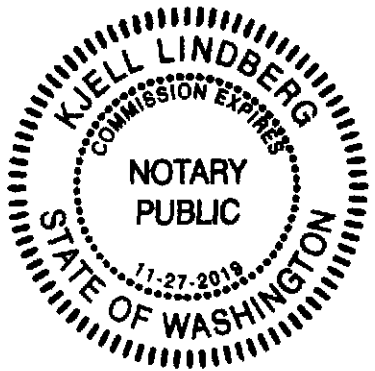
I certify that I know or have satisfactory evidence that Thomas Tollen

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: December 5, 2017

[Signature]

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. Covenants, conditions, restrictions, and easements 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 29, 1962
Auditor's No(s): 625661, records of Skagit County, Washington
Executed by: A.F. Gratzer
As Follows: It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J.K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364 respectively under Auditor's File No. 596207, records of Skagit County Auditor and waiver any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 18, 2007
Auditor's No.: 200706180162, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
3. Agreement, including the terms and conditions thereof, entered into;
By: Chaffey Homes Incorporated, a Washington corporation
And Between: Sunset View Condominium Developer LLC, a Washington limited liability company
Recorded: February 8, 2007
Auditor's No. 200702080106, records of Skagit County, Washington
Providing: Dedication of real property and grant of easements
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 8, 2007
Auditor's No(s): 200702080105, records of Skagit County, Washington
For: Temporary construction and slope
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 8, 2007
Auditor's No(s): 200702080104, records of Skagit County, Washington
For: Stormwater swale
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

EXHIBIT "A"

Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: October 17, 2007
Recording No.: 200710170080

7. 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 THE WOODS AT SUNSET COVE.

Recording No.: 200710170081