

When recorded return to:
Ivan John San Nicolas and Lornajane A San
Nicolas
3356 Inverness Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 500093801

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-530

Feb 13 2020

Amount Paid \$6341.41

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
500093801
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 Ivan John San Nicolas and Lornajane A San Nicolas, a married
couple

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

Lot 20 of HIGHLAND GREENS DIVISION III, PLANNED UNIT DEVELOPMENT, as per plat
recorded as Skagit County Auditors File No. 201906260037.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P134787 / 6065-000-020-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 5, 2020

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: 2-6-2020 (FA)

[Signature]
Name: Kjell Lindberg
Notary Public in and for the State of Washington
Residing at: Edmonds, WA
My appointment expires: 11-27-23

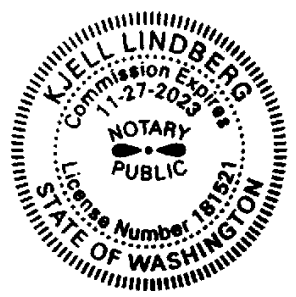


EXHIBIT "A"
Exceptions

1. 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 Survey:

Recording No: 200512140111

2. 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

3. 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, 2016
Recording No.: 201612190064

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 21, 2018
Recording No.: 201806210063

Recording Date: June 29, 2018
Recording No.: 201806290169

Recording Date: June 26, 2019
Recording No.: 201906260038

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

EXHIBIT "A"

**Exceptions
(continued)**

the extent that said covenant or restriction is permitted by applicable law, as set forth on HIGHLAND GREENS DIV. NO. III:

Recording No: 201906260037

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Highland Greens Homeowners Association.
7. Assessments, if any, levied by Mount Vernon.