

**When recorded return to:**  
Michael D. Bastrom and Rexanne E. Graham  
3418 West Second Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1879  
May 29 2020  
Amount Paid \$6361.28  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 500093411

**CHICAGO TITLE**  
**500093411**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Skagit Highland Homes LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration as part  
of an IRS 1031 Tax Deferred Exchange  
in hand paid, conveys, and warrants to Michael D. Bastrom and Rexanne E. Graham, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 13, 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): P134780

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 21, 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: May 22nd, 2020

[Signature]

Name: Kjell Lindberg  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: Edmonds WA  
My appointment expires: 11-27-2023



**EXHIBIT "A"****Exceptions**

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: December 14, 2005  
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.: 200612190064

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

Recording No: 201906260037

**EXHIBIT "A"**  
**Exceptions**  
**(continued)**

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.
8. City, county or local improvement district assessments, if any.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electricity  
Recording Date: May 3, 2007  
Recording No.: 200705030057

Amendment of Easement and Confirmation Agreement was recorded Feb 5, 2018 under 201802050158.

10. 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: 200804070155