

**When recorded return to:**  
Edward Gates and Jacquie Gates  
3370 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.: 500096478

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2740

Jul 22 2020

Amount Paid \$6196.20  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
**500096478**  
**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 Edward Gates and Jacquie Gates, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 14, HIGHLAND GREENS DIVISION III, PLANNED UNIT DEVELOPMENT as per plat  
recorded as Skagit County Auditor's File No. 201906260037.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P134781 / 6065-000-014-0000, , ,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 15, 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: July 16, 2020

[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. 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, assessments 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 22, 2014  
Recording No.: 201405220063

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. 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  
Recording Date: May 3, 2007

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

**Recording No.:** 200705030057  
**Affects:** Portions of said premises and other property

Amended by instrument under Auditors File No. 201802050158

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 Survey of Highland Greens LU04-093:

**Recording No:** 200804070155

6. 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

7. Assessments, if any, levied by Highland Greens Homeowners Association.
8. Assessments, if any, levied by Mount Vernon.
9. City, county or local improvement district assessments, if any.