Skagit County Auditor, WA

When recorded return to: Matthew R. Bassett and Allison L. Bassett 3346 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.: 500099356

INSURED BY CHICAGO TITLE 50009356 STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 2020-3427 Aug 31 2020 Amount Paid \$6987.75 Skagit County Treasurer By Marissa Guerrero Deputy

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 Matthew R. Bassett and Allison L. Bassett, husband and wife

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

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

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

Lot 25, HIGHLAND GREENS DIVISION III, PLANNED UNIT DEVELOPMENT, AFN 201906260037, Skagit, WA.

Tax Parcel Number(s): P134792/6065-000-025-0000

Subject to:

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated; 04,26,19

Page 1

WA-CT-FNRV-02150,624682-500099356

STATUTORY WARRANTY DEED

(continued)

Dated: August 25, 2020

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

Thomas L Tollen, III, President

State of WASHINGTON County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas Tollen is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Skagit Highlands Homes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

Name:

Name: Kyel Luncher Notary Public in and for the State of

Residing at: Edmonds, WA

Po. Po. OF Washing

EXHIBIT "A"Legal Description

For APN/Parcel ID(s): P134792/6065-000-025-0000

Lot 25 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.

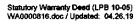


EXHIBIT "B" Exceptions

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

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:

Puget Sound Energy, Inc.

Purpose: Recording Date: Recording No.: Electricity May 3, 2007 200705030057

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

3. 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

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, A PLANNED UNIT DEVELOPMENT:

Recording No: 200612190063

5. 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 "B"

Exceptions (continued)

permitted by applicable law, as set forth in the document

Recording Date:

December 19, 2006

Recording No.:

200612190064

Modifications 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

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

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 8. City, county or local improvement district assessments, if any.
- 9. Assessments, if any, levied by Highland Greens Homeowners Association.
- 10. Assessments, if any, levied by Mount Vernon.