

When recorded return to:
Brandon Emch
3344 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.: 500095749

**INSURED BY
CHICAGO TITLE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3444

Aug 31 2020

Amount Paid \$6779.02
Skagit County Treasurer
By Heather Beauvais Deputy

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 Brandon Emch, a married man, as his sole and separate estate

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

LOT 26, HIGHLAND GREENS DIVISION III, A PLANNED UNIT DEVELOPMENT, AS PER PLAT
RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 201906260037.

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

Tax Parcel Number(s): P134793 / 6065-000-026-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 25, 2020

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

BY: 
Thomas L Tollen, III, President

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas L Tollen, III 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 President 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: 8/26/2020

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

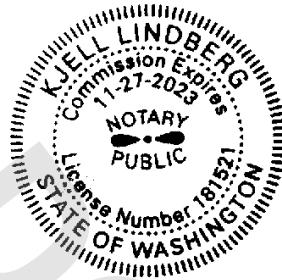


EXHIBIT "A"
Exceptions

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 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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Highland Greens Homeowners Association..
8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.
10. 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.
11. 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,

EXHIBIT "A"

Exceptions
(continued)

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