

When recorded return to:
Cheryl Phelps and Mathew Phelps
3342 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.: 500104220

**INSURED BY
CHICAGO TITLE**
500104220

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3898

Sep 28 2020

Amount Paid \$6644.97
Skagit County Treasurer
By Marissa Guerrero 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 Cheryl Phelps and Mathew Phelps, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 27, 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): P134794 / 6065-000-027-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2020

Skagit Highlands Homes, LLC
By: MTT Holdings, Inc., It's ManagerBY: [Signature]
Thomas L Tollen, III, PresidentState 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.

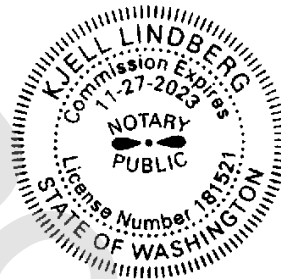
Dated: September 10, 2020Name: Kjetil Lindberg
Notary Public in and for the State of Washington
Residing at: Edmonds WA
My appointment expires: 11-27-2023

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, 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.