

When recorded return to:
Ty Pendergraft
Richmond American Homes of Washington, Inc.
20819 72nd Ave S, Suite 110
Kent, WA 98032

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243464
Dec 31 2024
Amount Paid \$228955.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
NATIONAL COMMERCIAL SERVICES
4717 South 19th Street, Suite 101
Tacoma, WA 98405

Escrow No.: 244237-NCS
Title 620057856

STATUTORY WARRANTY DEED

THE GRANTOR(S) GB Emerald, L.L.C., a Washington limited liability company and SITA Enterprises 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 Richmond American Homes of Washington, Inc., a Colorado corporation

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.)

Lots 19-40 & 45-49, Plat of Highpoint Estates

Tax Parcel Number(s): 137054, 137055, 137056, 137057, 137058, 137059, 137060, 137061, 137062, 137063, 137064, 137065, 137066, 137067, 137068, 137069, 137070, 137071, 137072, 1 , 137074, 137075, 137080, 137081, 137082, 137083, 137084

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/30/24

GB Emerald, L.L.C.,
a Washington limited liability company

By: [Signature]
Name: BARINDER HAYRE
Title: Director

SITA Enterprises LLC,
a Washington limited liability company

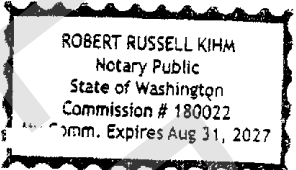
By: [Signature]
Name: ANJAN CHEEMA
Title: Director

State of WA
County of Whatcom

I certify that I know or have satisfactory evidence that Barinder Hayre is/are the person(s) who appeared before me, and said person(s) 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 Director of GB Emerald LLC to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/30/24

Name: Robert Russell Kimm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8/31/27



State of WA
County of Whatcom

I certify that I know or have satisfactory evidence that Anjan Cheema is/are the person(s) who appeared before me, and said person(s) 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 Director of SITA Enterprises LLC to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/30/24

Name: Robert Russell Kimm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8/31/27

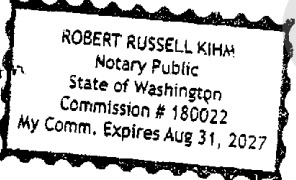


EXHIBIT "A"
Legal Description

Lots 19-40, inclusive, and Lots 45-49, inclusive, PLAT OF HIGHPOINT
ESTATES, as per Plat recorded under Auditor's File No. 202402140068,
Records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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 13, 2020
Recording No.: 202005130002

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 The plat of Highpoint Estates:

Recording No: 202402140068

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, 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 in the document

Recording Date: February 14, 2024
Recording No: 202402140069

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Highpoint Estates Homeowners Association
Recording Date: February 14, 2024
Recording No.: 202402140069