

When Recorded, Return to:

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

CTI 244237-NCS
Title 620057856

PARTIAL ASSIGNMENT OF DECLARANT RIGHTS

Assignor:	GB EMERALD, L.L.C., a Washington limited liability company, and SITA Enterprises LLC, a Washington limited liability company
Assignee:	Richmond American Homes of Washington, Inc., a Colorado Corporation
Legal Description (Abbreviated):	LOTS 19 through 40 and LOTS 45 through 49, inclusive, PLAT OF HIGHPOINT ESTATES, RECORDED February 14, 2024, UNDER RECORDING NUMBER 202402140068, IN SKAGIT COUNTY, WASHINGTON
	<input checked="" type="checkbox"/> Complete legal on EXHIBIT A
Assessor's Tax Parcel ID Nos.:	<u>See Exhibit A</u>
Reference Nos. of Documents Affected:	<u>202402140068; 202402140069</u>

Tax Parcel Nos.:
P137054, P137055, P137056, P137057, P137058, P137059, P137060, P137061, P137062, P137063, P137064, P137065, P137066, P137067, P137068, P137069, P137070, P137071, P137072, P137073, P137074, P137075, P137080, P137081, P137082, P137083, and P137084

PARTIAL ASSIGNMENT OF DECLARANT RIGHTS

This Partial Assignment of Declarant Rights ("Assignment") is made and entered into as of December 31, 2024, by and among GB EMERALD, L.L.C., a Washington limited liability company, and SITA Enterprises LLC, a Washington limited liability company (collectively, the "Assignor"), and Richmond American Homes of Washington, Inc., a Colorado corporation ("Assignee"), with reference to the following facts and intentions:

RECITALS:

A. Concurrently with this Assignment, Assignee is purchasing certain lots within the Plat of Highpoint Estates, located in Skagit County, Washington, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Applicable Lots").

B. Assignor is the "Declarant" under that certain Declaration of Covenants, Conditions, Restrictions, and Reservations for Highpoint Estates recorded on February 14, 2024, with the Office of the County Recorder for Skagit County, Washington under Recording No. 202402140069 ("Declaration"), which such Declaration is recorded against the Applicable Lots and other property.

C. Assignor desires to assign and transfer to Assignee, and Assignee desires to acquire from Assignor, any and all rights Assignor may have as the Declarant under the Declaration for the Applicable Lots.

NOW THEREFORE, in consideration of the foregoing recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignment of Declarant's Rights. Assignor hereby assigns and transfers to Assignee the rights of the Declarant under the Declaration for the Applicable Lots; provided, however, Assignee shall not assume and shall have no liability or obligation, by virtue of this Assignment, for any claims, demands, losses, damages, expenses, and costs arising out of or in connection with or accruing under the Declaration with respect to the period prior to the date of this Assignment. Assignee shall assume and be responsible for its acts and omissions in connection with this Assignment from and after the transfer of rights of Declarant under this Assignment of Declarant's Rights as to the Applicable Lots and shall save, indemnify and hold harmless Assignor for the acts and omissions of Assignee.

2. Counterparts. This Assignment may be executed in counterparts, each of which shall be deemed an original, and both of which together shall constitute one and the same instrument.

3. Assignor Representation. Assignor hereby represents that it is the sole owner of the rights of the Declarant under the Declaration and Assignor has not previously assigned, transferred, or encumbered any of such rights to or in favor of any other person or entity.

4. Washington Law. This Assignment shall be governed by and interpreted in accordance with the laws of the State of Washington.

Signature Pages Follow

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date first written above.

"ASSIGNOR":

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

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

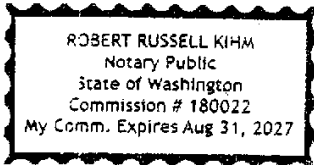
SITA Enterprises LLC,
a Washington limited liability company

By: [Signature]
Name: ARTAN CHEEMA
Title: DIRECTOR

STATE OF WASHINGTON)
COUNTY OF Whatcom^{ss}

I do hereby certify that BARINDER HAYRE, personally known to me to be the Director of GB Emerald, L.L.C., a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

GIVEN under my hand and official seal this 30 day of Dec, 2024.

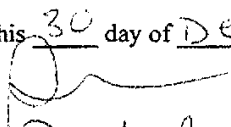


[Signature]
Print Name Robert Russell Kimm
NOTARY PUBLIC in and for the State of Washington;
residing at: Bellingham
My commission expires: 8/31/27

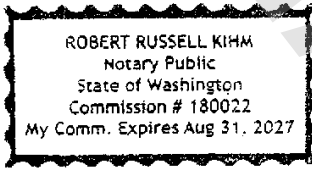
STATE OF WASHINGTON)
) ss.
COUNTY OF Whatcom

I do hereby certify that ARJAN CHEEMA, personally known to me to be the Director of SITA Enterprises LLC, a Washington limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

GIVEN under my hand and official seal this 30 day of Dec., 2024.



Print Name Robert Russell Kihm
NOTARY PUBLIC in and for the State of Washington;
residing at: Sellw
My commission expires: 8/31/27



Signatures Continue on Following Page

EXHIBIT A

LOTS 19 through 40 and LOTS 45 through 49, inclusive, PLAT OF HIGHPOINT ESTATES, according to the plat thereof recorded February 14, 2024, under Recording Number 202402140068, in Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

APNs/Parcel IDs:

Tax Parcel Nos.:

P137054, P137055, P137056, P137057, P137058, P137059, P137060, P137061, P137062, P137063, P137064, P137065, P137066, P137067, P137068, P137069, P137070, P137071, P137072, P137073, P137074, P137075, P137080, P137081, P137082, P137083, and P137084