



201509300147

Skagit County Auditor

\$74.00

9/30/2015 Page

1 of

3 3:55PM

**When recorded return to:**

David R. Williams  
Amy L. Williams  
PO Box 3551  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500023547

**CHICAGO TITLE**

**500023547**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Highland Greens NW, 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 David R Williams and Amy L Williams, husband and wife

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

Lot 19, HIGHLAND GREENS DIVISION 1, PHASE A, A PLANNED UNIT DEVELOPMENT,  
recorded May 22, 2014 under Auditor's File No. 201405220062, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P131911 / 6018-000-000-0019

Subject to:

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

Dated: September 11, 2015

Highland Greens NW LLC

BY: MTT Holdings, Inc., It's Manager

BY: 1 \_\_\_\_\_  
Thomas L. Tollen III  
President

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2015 3998

SEP 30 2015

Amount Paid \$ 5166.11

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County King

of

King

I certify that I know or have satisfactory evidence that

Thomas L. Tollen III

is/are the person(s) who appeared before me, and said person 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 the President of MTT Holdings, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

08-11-15



Name:

JANETTE L. REEDY

Notary Public in and for the State of

WA

Residing at:

Bothell WA

My appointment expires:

11-19-17

**EXHIBIT "A"**  
**Exceptions**

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

Granted to:	Azziz Aghdassi and Maryann Aghdassi, husband and wife
Purpose:	Ingress, egress and utilities
Recording Date:	February 16, 1983
Recording No.:	8302160009
Affects:	Tract 1B of Highland Greens Div. I Ph. A and other property
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  

Recording Date:	January 11, 2001
Recording No.:	200101110141
Matters shown:	Encroachment of a fence by varying amounts along the Westerly line of said plat
3. Notice of Easement and Maintenance Agreement and the terms and conditions thereof  

Recording Date:	October 19, 2005
Recording No.:	200510190061
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 MOUNT VERNON BLA NO. LU05-095:  
  
Recording No: 200512140111
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 HIGHLAND GREENS A PLANNED UNIT DEVELOPMENT:  
  
Recording No: 200612190063
6. 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, 2006  
Recording No.: 200612190064
7. 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, together with necessary appurtenances
Recording Date:	May 3, 2007
Recording No.:	200705030057
8. 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