

When recorded return to:  
Allan H Pack and Kristen A Pack  
2716 Coho Lane  
Anacortes, WA 98221



201709220091

Skagit County Auditor

\$76.00

9/22/2017 Page

1 of

3 1:45PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 500061327

CHICAGO TITLE  
500061327

### 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 Allan H Pack and ~~Kristen A Pack~~ <sup>Kirsten</sup> A Pack, husband and wife and Sonja Kromann, a single woman

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

Lot 2, The Woods at Sunset Cove, according to the plat thereof, recorded October 17, 2007, under Auditor's File No. 200710170081, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P126709 / 4941-000-002-0000.

Subject to:

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

Dated: September 15, 2017

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

BY:   
Thomas L Tollen, III, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174484  
SEP 22 2017

Amount Paid \$   
Skagit Co. Treasurer  
By   
Deputy

STATUTORY WARRANTY DEED  
(continued)

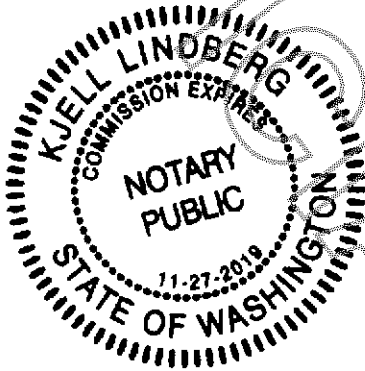
State of Washington  
County of King

I certify that I know or have satisfactory evidence that Thomas Tollen

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: September 19, 2017

Name: Kjell Lindberg  
Notary Public in and for the State of Washington  
Residing at: Edmonds, WA  
My appointment expires: 11-27-2019



## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;  
Recorded: August 29, 1962  
Auditor's No(s): 625661, records of Skagit County, Washington  
Executed by: A.F. Gratzner  
As Follows: It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J.K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364 respectively under Auditor's File No. 596207, records of Skagit County Auditor and waiver any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 18, 2007  
Auditor's No.: 200706180162, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
3. Agreement, including the terms and conditions thereof; entered into;  
By: Chaffey Homes Incorporated, a Washington corporation  
And Between: Sunset View Condominium Developer LLC, a Washington limited liability company  
Recorded: February 8, 2007  
Auditor's No.: 200702080106, records of Skagit County, Washington  
Providing: Dedication of real property and grant of easements
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 8, 2007  
Auditor's No(s): 200702080105, records of Skagit County, Washington  
For: Temporary construction and slope
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 8, 2007  
Auditor's No(s): 200702080104, records of Skagit County, Washington  
For: Stormwater swale
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: October 17, 2007  
Recording No.: 200710170080
7. 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 THE WOODS AT SUNSET COVE:  
  
Recording No: 200710170081