



201908160118

08/16/2019 03:34 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Skagit Highlands Homes, LLC  
16000 Christensen Road, Ste 150  
Seattle, WA 98188

**STATUTORY WARRANTY DEED**

19-2739

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Hansell Mitzel LLC, a Washington Limited Liability Company, 1111 Cleveland Avenue, Ste 203, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Skagit Highlands Homes, LLC, a Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

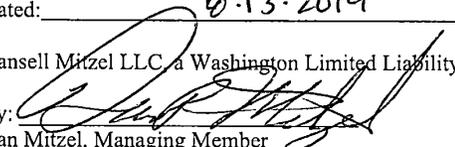
Abbreviated legal description: Property 1:  
Lots 1-9 inclusive and Lot 23, Highland Greens Div III

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P134775 & 6065-000-008-0000 & P134774 & 6065-000-007-0000 & P134790 & 6065-000-023-0000 & P134768 & 6065-000-001-0000 & P134776 & 6065-000-009-0000 & P134771 & 6065-000-004-0000 & P134770 & 6065-000-003-0000 & P134773 & 6065-000-006-0000 & P134772 & 6065-000-005-0000 & P134769 & 6065-000-002-0000

Dated: 08.13.2019

Hansell Mitzel LLC, a Washington Limited Liability Company

By:   
Dan Mitzel, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019/2739  
AUG 16 2019

Amount Paid \$   
Skagit Co. Treasurer  
By  Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

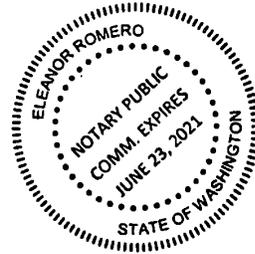
I certify that I know or have satisfactory evidence that Dan Mitzel is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Managing Member of Hansell Mitzel LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 13<sup>th</sup> day of August, 2019

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/2021



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: Highland Greens Div III, Mount Vernon, WA 98273  
Tax Parcel Number(s): P134775 & 6065-000-008-0000 & P134774 & 6065-000-007-0000 & P134790 & 6065-000-023-0000 & P134768 & 6065-000-001-0000 & P134776 & 6065-000-009-0000 & P134771 & 6065-000-004-0000 & P134770 & 6065-000-003-0000 & P134773 & 6065-000-006-0000 & P134772 & 6065-000-005-0000 & P134769 & 6065-000-002-0000

Property Description:

Lots 1 through 9, inclusive, and Lot 23, "HIGHLAND GREENS DIVISION III, PLANNED UNIT DEVELOPMENT" as per plat recorded as Skagit County Auditor's File No. 201906260037.

**EXHIBIT B**

19-2739-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 12/12/2005 as Auditor's File No. 200512140111.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Highland Greens, a Planned Unit Development recorded 12/19/2006 as Auditor's File No. 200612190063

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Hansell/Mitzel, LLC, recorded 12/19/2016 as Auditor's File No. 200612190064.

Said instrument was amended by document recorded 06/21/2018 as Auditor's File No. 201806210063.

Said instrument was amended by document recorded 6/29/2018 as Auditor's File No. 2018062900169.

Said instrument was further amended by document recorded 6/26/2019 as Auditor's File No. 201906260038.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Highland Greens Division II recorded 06/26/2019 as Auditor's File No. 201906260037.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2739-KH

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