

**When recorded return to:**  
David Larsen and Amy Karen Larsen  
3352 Inverness Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1335

Apr 15 2020

Amount Paid \$6644.20

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

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

Escrow No.: 500098390

**CHICAGO TITLE**  
**500098390**

**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 David Larsen and Amy Karen Larsen, a married couple

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

LOT 22, OF HIGHLAND GREENS DIVISION III, PLANNED UNIT DEVELOPMENT, AS PER PLAT  
RECORDED AS SKAGIT COUNTY AUDITORS FILE NO. 201906260037.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134789, / 6065-000-022-0000

Subject to:

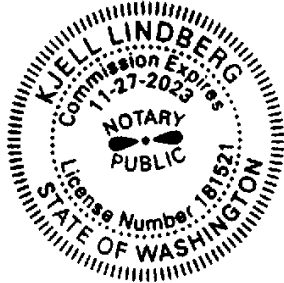
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 2, 2020

Skagit Highlands Homes, LLC  
By: MTT Holdings, Inc., It's ManagerBY: [Signature]  
Thomas L Tollen, III, PresidentState of Washington  
County of KingI 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: April 2, 2020[Signature]  
Name: Kjell Lindberg  
Notary Public in and for the State of Washington  
Residing at: Edmonds, WA  
My appointment expires: 11-27-23

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

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: December 14, 2005  
 Recording No.: 200512140111

2. 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

3. 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, 2016  
 Recording No.: 201612190064

**Modification(s) of said covenants, conditions and restrictions**

Recording Date: June 21, 2018  
 Recording No.: 201806210063

Recording Date: June 29, 2018  
 Recording No.: 201806290169

Recording Date: June 26, 2019  
 Recording No.: 201906260038

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 HIGHLAND GREENS DIV. NO. III:

Recording No: 201906260037

**EXHIBIT "A"**

**Exceptions  
(continued)**

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Highland Greens Homeowners Association.
7. Assessments, if any, levied by Mount Vernon.