

When recorded return to:
William A Gallas, III and Desiree L Gallas
3365 Inverness Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 500094672

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2195

Jun 18 2020

Amount Paid \$6447.88

Skagit County Treasurer

By Marissa Guerrero Deputy

500094672

INSURED BY
CHICAGO TITLE

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 William A Gallas, III and Desiree L Gallas, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 8, HIGHLAND GREENS DIVISION III, PLANNED UNIT DEVELOPMENT as per plat recorded
as Skagit County Auditor's File No. 201906260037.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P134775/6065-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 4, 2020

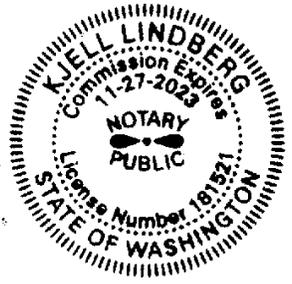
Skagit Highlands Homes, LLC
By: MTT Holdings, Inc., It's Manager

BY: [Signature]
Thomas L Tollen, III, President

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: 6/5/2020



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

Granted to: Puget Sound Energy, Inc.
Purpose: Electricity
Recording Date: May 3, 2007
Recording No.: 200705030057

Amendment of Easement and Confirmation Agreement was recorded Feb 5, 2018 under 201802050158.

3. 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 Survey:

Recording No: 200804070155

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, A PLANNED UNIT DEVELOPMENT:

Recording No: 200612190063

5. 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.: 200612190064

EXHIBIT "A"Exceptions
(continued)

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

6. 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
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Highland Greens Homeowners Association.
10. Assessments, if any, levied by Mount Vernon.