

**When recorded return to:**

Thomas L. Tollen, III  
Skagit Highlands Homes, LLC  
16000 Christensen Road #150  
Seattle, WA 98188

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-556

Feb 09 2021

Amount Paid \$6365.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

CHICAGO TITLE COMPANY  
500111826

Escrow No.: 500111826

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Francis Estates 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 Skagit Highlands Homes, LLC, a Washington limited liability  
company

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

LOTS 3, 4 AND 11, DEOL ESTATES, A PLAT COMMUNITY, ACCORDING TO THE PLAT  
THEREOF RECORDED UNDER AUDITOR'S FILE NO. 202009290100, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P135259 / 6076-000-003-0000, P135260 / 6076-000-004-0000, P135267 /  
6076-000-011-0000

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

Tax Parcel Number(s):

**STATUTORY WARRANTY DEED**  
(continued)

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

Tax Parcel Number(s): P135259/6076-000-003-000, P135260/6076-000-004-0000,  
P135267/6076-000-011-0000

Subject to:

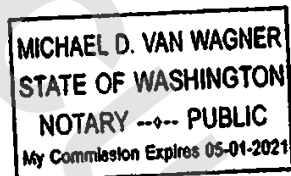
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 2, 2021

Francis Estates LLC

BY: *Manjinder Kaul Deol*Manjinder Kaul Deol  
MemberBY: *Subedar Singh Deol*Subedar Singh Deol  
MemberState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Manjinder Kaul Deol and Subedar Singh Deol are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of Francis Estates LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-3-2021Name: *Michael D. Van Wagner*Notary Public in and for the State of *Washington*Residing at: *Woodinville*My appointment expires: 5-1-2021

**EXHIBIT "A"**  
Exceptions

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

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	April 26, 1949
Recording No.:	430666
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Public Utility District No. 1 of Skagit County
Purpose:	Pipe or pipes, line or lines for the transportation of water
Recording Date:	May 7, 1951
Recording No.:	460526
3. Ordinance No. 1649 and the terms and conditions thereof  

Recording Date:	July 28, 1972
Recording No.:	771800
4. Skagit County Conditional Agreement - Alternative Sewage System Installations  

Recording Date:	April 17, 1991
Recording No.:	9104170049
5. Consent to Change of Grade  

Recording Date:	September 6, 2000
Recording No.:	200009060031
6. Terms and conditions of Easement for Storm Water Drainage  

Recording Date:	March 27, 2009
Recording No.:	200903270072
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:	transmission, distribution and sale of electricity
Recording Date:	October 16, 2017
Recording No.:	201710160199
Affects:	as described in said instrument

**EXHIBIT "A"**

Exceptions  
(continued)

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 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 Deol Estates:

Recording No: 202009290100

9. Covenants, conditions, restrictions, assessments and easements 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: September 29, 2020

Recording No.: 202009290101

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Deol Estates Home Owner's Association

Recording Date: September 29, 2020

Recording No.: 202009290101

11. Assessments, if any, levied by City of Mount Vernon.