

**When recorded return to:**  
Hien Dinh Phan and Hoa Thi Do  
3207 North 28th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1720

Apr 21 2021

Amount Paid \$9517.11

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

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

620045705

**INSURED BY  
CHICAGO TITLE**

Escrow No.: 620045705

### **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 Hien Dinh Phan and Hoa Thi Do, husband and wife

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

LOT 10, 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): P135266 / 6076-000-010-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: April 13, 2021

Skagit Highlands Homes, LLC

By: MTT Holdings, Inc., It's Manager

BY: 

Thomas L Tollen, III, President

State of WASHINGTON

County of KING

I certify that I know or have satisfactory evidence that Thomas L Tollen, III 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 President of Skagit Highlands Homes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 16, 2021Name: Kjell LindbergNotary Public in and for the State of WashingtonResiding at: Edmonds WAMy appointment expires: 11-27-23

**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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If

**EXHIBIT "A"**  
Exceptions  
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

12. Assessments, if any, levied by City of Mount Vernon.
13. City, county or local improvement district assessments, if any.