

When recorded return to:

Scott R. Diefenbach
5565 Buckhorn Way
Mount Vernon, WA 98273

GNW 21-10490

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew G. Friesen and Meighen P. Friesen, husband and wife, 3111 Chennault Street, Bellevue, NE 68123,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Scott R. Diefenbach, an unmarried person

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:
Lot 110, Skagit Highlands Division V (Phase 2)

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): P127212

Dated: 04/22/2021

Matthew G. Friesen
Matthew G. Friesen

Meighen P. Friesen
Meighen P. Friesen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1755

Apr 23 2021

Amount Paid \$6645.00
Skagit County Treasurer
By Heather Beauvais Deputy

Commonwealth of Virginia

COUNTY OF Fairfax

I certify that I know or have satisfactory evidence that MY and Meighen P. Friesen is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

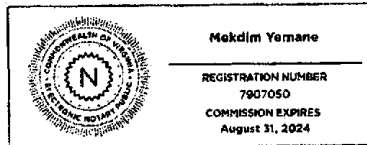
Dated: 22 day of April, 2021

Signature

Electronic Notary Public

Title

My appointment expires: 08/31/2024



Notarized online using audio-video communication

See notarial certificate for Matthew G. Friesen

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 5565 Buckhorn Way, Mount Vernon, WA 98273
Tax Parcel Number(s): P127212

Property Description:

Lot 110, Plat of Skagit Highlands Division V (Phase 2), according to the plat thereof recorded on January 17, 2008 under Auditor's File No. 200801170047, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT B

21-10490-KH

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard and Extended Coverage Policies)

9. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded in Volume 49 of Deeds, page 532, Volume 44 of Deeds, page 609 and Volume 159 of Deeds, page 183. (Affects said plat and other property)

10. Terms and conditions of the Master Plan, recorded July 1, 2005 as Auditor's File No. 200507010182, a modification of Auditor's File No. 200106210002.

11. Agreement, affecting subject property, regarding Storm Drainage Release Easement Agreement and to terms and provisions thereof between Georgia Schopf, as her separate property and MVA, Inc., recorded July 27, 2001 as Auditor's File No. 200107270065.

12. Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows:

Statutory Warranty Deed
LPB 10-05

"...that no saloon shall ever be located or established upon the lands herein described..."

13. Agreement, affecting subject property, regarding development and the terms and provisions thereof between Skagit Highlands, LLC and City of Mount Vernon, on June 20, 2005 and recorded July 1, 2005, as Auditor's File No. 200507010181.

Said Instrument states that it both amends and supersedes Auditor's File No. 200108220046.

14. Mitigation agreement, affecting the subject property and other property and the terms and provisions thereof between Sedro Woolley School District No. 101 and MVA, Inc., dated July 5, 2001, recorded July 27, 2001 as Auditor's File No. 200107270077.

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on February 11, 2005, recorded March 1, 2005 as Auditor's File No. 200503010068.

16. Terms and conditions of Water Service Contract dated September 30, 2005 recorded October 7, 2005 as Auditor's File No. 200510070093.

17. Terms and conditions of Declaration of Easements and Covenant to share cost for Skagit Highland, executed by, Skagit Highlands, LLC, a Washington limited liability company, recorded August 17, 2005 as Auditor's File No. 200508170113.

Said covenants, conditions and restrictions were amended and recorded April 6, 2006, May 25, 2006, May 26, 2006, July 25, 2006, August 25, 2006, June 4, 2008, October 16, 2008 and August 10, 2017 as Auditor's File No. 200604060049, 200605250083, 200605260150, 200607250099, 200608250117, 200806040066, 200810160044 and 201708100003.

18. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, a Washington limited liability company, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170114.

Said covenants, conditions and restrictions were amended and recorded April 6, 2006, May 25, 2006, May 26, 2006, August 10, 2006, August 25, 2006, December 21, 2006, June 4, 2008, October 11, 2008, February 5, 2009 and October 21, 2015 as Auditor's File No's. 200604060049, 200605250083, 200605260150, 200608100126, 200608250117, 200612210068, 200806040066, 200810160044, 200902050087 and 201510210021.

An assignment of declarant's rights recorded November 2, 2005, May 23, 2006, May 26, 2006, July 25, 2006, and August 7, 2006 as Auditor's File No's. 200511020084, 200605230087, 200605260149, 200607250100, and 200608100126.

(200608100126 is a rerecording of 200608070191 that is a rerecording of 200607250100.)

19. Terms, covenants, conditions, restrictions, agreements, notes, detailed easement provisions/delineations/dedications and all other matters set forth or disclosed on the face of "SKAGIT HIGHLANDS, DIVISION V (PHASE 1)", as per plat recorded on December 21, 2006, under Auditor's File No. 200612210067, records of Skagit County, Washington. Reference to said plat for particulars.

20. 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 Skagit Highlands Division V (Phase 2), recorded January 17, 2008, as Auditor's File No. 200801170047.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act,

Statutory Warranty Deed
LPB 10-05

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".

21. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skagit Highlands, LLC, dated August 16, 2005, recorded August 17, 2005 as Auditor's File No. 200508170115.

Said covenants are amended by documents recorded June 4, 2008 and October 16, 2008 under Auditor's File Nos. 200806040066, 200810160044 and 201510210021, respectively.

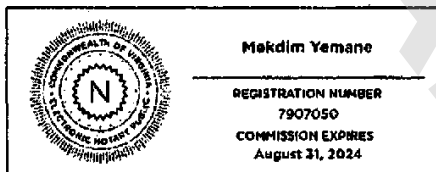
22. Any tax, fee, assessments or charges as may be levied by Skagit Highlands Homeowner's Association.

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of VIRGINIA)☐ City ☒ County of Fairfax)On 04/22/2021 before me, Mekdim Yemane
Date Notary Namepersonally appeared Matthew G Friesen
Name(s) of Signer(s)☐ personally known to me -- OR --☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness☒ proved to me on the basis of satisfactory evidence: passport
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

Notary Public Signature: [Signature]Notary Name: Mekdim YemaneNotary Commission Number: 7907050Notary Commission Expires: 08/31/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Statutory Warrantee DeedDocument Date: 04/22/2021 Number of Pages (w/ certificate): 7Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Matthew G Friesen

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____Signer Is Representing: Matthew G Friesen☐ Corporate Officer Title: _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____

Signer Is Representing: _____