

When recorded return to:
Steven Cowan and Senatt Meas
3221 Deol Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2510

Jun 03 2021

Amount Paid \$9428.11

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

Escrow No.: 620045701

620045701

**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 Steven Cowan and Senatt Meas, a married couple

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

Lot 7, Deol Estates, according to the Plat thereof recorded under Auditor's File No. 202009290100
in the records of Skagit County.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P135263 / 6076-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 13, 2021

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 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: 5-24-21

[Signature]
Name: Kjell Lindberg
Notary Public in and for the State of Washington
Residing at: Edmonds, WA
My appointment expires: 11-27-23

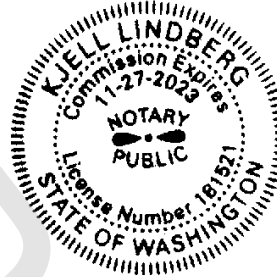


EXHIBIT "A"
Exceptions

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

11. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.
12. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

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