

When recorded return to:

Lynnette Brehm and Eric A. Larson
3221 Loch Ness Loop
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane Taylor and Antoinette Taylor, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Eric A. Larson, unmarried person and Lynnette Brehm,
unmarried person

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

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 26, Highland Greens, Division 1, Phase B, PUD

Tax Parcel Number(s): 6053-000-026-0000/P134235

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-155
Jan 14 2022
Amount Paid \$9785.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05

Dated: December 29, 2021

[Signature]

Shane Taylor

[Signature]

Antoinette Taylor

State of Washington

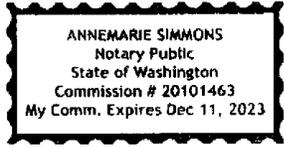
County of Skagit

This record was acknowledged before me on 09, January 2022 by Shane Taylor,

[Signature]
Notary Public

Antoinette Taylor

My commission expires: 12/11/2023



Title Order No.: 202174-LT

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ALTA COMMITMENT

EXHIBIT A

Lot 26, Plat of "HIGHLAND GREENS, DIVISION 1, PHASE B, A PLANNED UNIT DEVELOPMENT" as per plat recorded June 21, 2018 under Skagit County Auditor's File No. 201806210062, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

END OF EXHIBIT A

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

ALTA Commitment for Title Insurance

Exhibit "B"

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: December 14, 2005
Auditor's No.: 200512140111

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: December 19, 2006
Auditor's No.: 200612190063

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: December 19, 2006
Auditor's No.: 200612190064

FIRST AMENDMENT TO COVENANTS:

Recorded: June 21, 2018
Auditor's No.: 201806210063

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: Reference is made to said document for full particulars
Dated: May 3, 2007
Recorded: May 3, 2007
Auditor's No.: 200705030057

AMENDMENT OF EASEMENT AND CONFIRMATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Hansell/Mitzel, LLC, a Washington limited liability company
And: Puget Sound Energy, Inc., a Washington corporation
Dated: January 29, 2018
Recorded: February 5, 2018
Auditor's No.: 201802050158

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: April 7, 2008
Auditor's No.: 200804070155

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: May 22, 2014
Auditor's No.: 201405220062

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: May 22, 2014
Auditor's No.: 201405220063

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 16, 2016
Auditor's No.: 201609160029

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Hansell/Mitzel, LLC, a Washington LLC
Purpose: A non-exclusive easement for the installation, maintenance and repair of a Storm Drain Line and appurtenances
Area Affected: Reference is made to said document for full particulars
Dated: April 12, 2018
Recorded: April 13, 2018
Auditor's No.: 201804130027

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Recorded: June 21, 2018
Auditor's No.: 201806210062

Assessments, if any, due and owing Highland Greens Homeowners Association.