

When recorded return to:
Ashley Michelle Mader
207 N 54th Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242485
Oct 09 2024
Amount Paid \$13439.73
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057232

Escrow No.: 620057232

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sita Enterprises LLC, a Washington limited liability company and GB Emerald, 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 Ashley Michelle Mader, a married woman as her sole and separate property

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

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

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

LT 11, HIGHPOINT ESTATES

Tax Parcel Number(s): P137046 / 6108-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: OCT. 9/24

Sita Enterprises LLC

BY: [Signature]
Gurpreet S. Cheema
Manager

GB Emerald, LLC

BY: [Signature]
Barinder Hayre
Manager

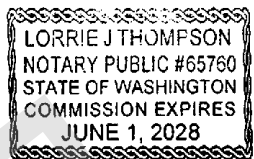
BY: [Signature]
Gurpreet S. Cheema
Manager

[Signature]
NOTARY PUBLIC
STATE OF WASHINGTON
LORRIE J. THOMPSON
COMMISSION EXPIRES
JUNE 1, 2028

State of Washington
County of Skagit

This record was acknowledged before me on October 9, 2024 by Gurpreet S. Cheema as Manager of Sita Enterprises LLC.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028



State of Washington
County of SKAGIT

This record was acknowledged before me on October 9, 2024 by Barinder Hayre and Gurpreet S. Cheema as Manager and Manager, respectively, of GB Emerald, LLC.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

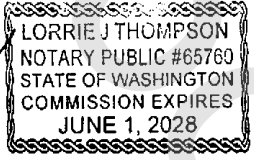


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P137046 / 6108-000-011-0000

LOT 11, PLAT OF HIGHPOINT ESTATES, RECORDED UNDER RECORDING NUMBER
202402140068, IN SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 8911270003

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 201310140058

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

Granted to: Mount Vernon School District No. 320
Purpose: Temporary Construction and Wetland Fill
Recording Date: June 2, 2017
Recording No.: 201706020044

Recites temporary Easement but also contains ongoing provisions.

4. Access and Utilities Easement Agreement, including the terms, covenants and provisions thereof

Recording Date: June 2, 2017
Recording No.: 201706020045

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: May 13, 2020
Recording No.: 202005130002

EXHIBIT "B"

Exceptions
(continued)

6. Encroachment of a fence onto the Northerly portion of said premises as disclosed by a survey recorded June 8, 2005, under Recording No. 200506080122, records of Skagit County, Washington.
7. Right, title and interest of property owners, adjacent on the North, to that portion of said premises North of said adjacent fence.
8. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: March 29, 2007
Recording No.: 200703290170
9. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: July 26, 2013
Recording No.: 201307260111

Said instrument is a re-recording of

Recording Date: April 8, 2013
Recording No.: 201304080064
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Boundary Line Adjustment Survey:

Recording No: 201307310063
11. Agreement for Lien for Deferral of Development Impact Fees and the terms and conditions thereof:

Recording Date: June 1, 2023
Recording No.: 202306010046
12. Bil of Sale and the terms and conditions thereof:

Recording Date: April 28, 2023
Recording No.: 202304280053

EXHIBIT "B"

Exceptions
(continued)

13. Lien Agreement for deferral of Development Impact fees and the terms and conditions thereof:

Recording Date: June 1, 2023
Recording No.: 202306010046

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Highpoint Estates:

Recording No: 202402140068

15. Covenants, conditions, restrictions 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: February 14, 2024
Recording No.: 202402140069

16. 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: Highpoint Estates Homeowners Association
Recording Date: February 14, 2024
Recording No.: 202402140069

17. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account Number:	P137046 / 6108-000-011-0000
Levy Code:	0930
Assessed Value-Land:	\$21,400.00
Assessed Value-Improvements:	\$0.00

EXHIBIT "B"

Exceptions
(continued)

General and Special Taxes:	Billed:\$218.64
	Paid: \$218.64
	Unpaid:\$0.00

19. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.
20. Assessments, if any, levied by Highpoint Estates Homeowners Association.
21. Assessments, if any, levied by Mt Vernon.
22. City, county or local improvement district assessments, if any.