

When recorded return to:

Highland Greens Legacy LLC  
P.O. Box 619  
Sedro Woolley, WA 98284

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20252287  
Date 07/18/2025

## STATUTORY WARRANTY DEED

Guardian NW Title 25-23352-KH

THE GRANTOR(S) HANSELL/MITZEL, LLC, a Washington Limited Liability Company

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Highland Greens Legacy LLC, a Washington Limited Liability Company**

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

Parcel "A" of Mount Vernon BLA Survey #LU05-095, recorded December 14, 2005 as Auditor's File No. 200512140111, being a portion of the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M.

Abbreviated legal description: Property 1:  
Section 9, Township 34 North, Range 4 East - SW NE & NW SE (aka Parcel A, BLA Survey AF 200512140111)

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 "A" attached hereto

Tax Parcel Number(s): P124125/340409-4-005-0600

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Dated: 7/16/25

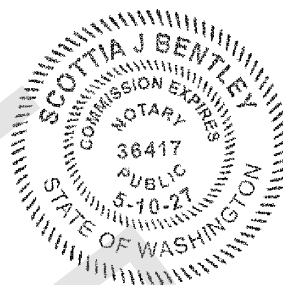
HANSELL/MITZEL, LLC, a Washington Limited Liability Company

By: [Signature]

Dan Mitzel, Managing Member

STATE OF WASHINGTON  
COUNTY OF SKAGITThis record was acknowledged before me on this 16<sup>th</sup> day of July, 2025, by Dan Mitzel, Managing Member of  
HANSELL/MITZEL, LLC.[Signature]  
(Signature of notary/public)

Stamp

Notary  
(Title of office)My commission expires: 05/16/27Statutory Warranty Deed  
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**EXHIBIT A**

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, adverse circumstance, discrepancies, conflicts in boundary lines or shortages in area affecting the Title that would be disclosed by an accurate and complete and current survey of the Land.
4. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
6. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
7. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
8. Unpatented mining claims, and all rights relating thereto.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
10. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
11. Water rights, claims or title to water.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Agreement, affecting subject property, regarding Maintenance of beneficial storm sewer pipeline and appurtenances and the terms and provisions thereof between Mark and Mary Roetcisoender and Hansell Mitzel LLC, recorded 10/19/2005 as Auditor's File No. 200510190061.
14. 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 Survey recorded 12/14/2005 as Auditor's File No. 200512140111.
15. 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

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following plat/short plat/survey named Highland Greens, a PUD, recorded 12/19/2006 as Auditor's File No. 200612190063.

16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Hansell Mitzel LLC, recorded 12/19/2006 as Auditor's File No. 200612190064.

Said Covenants were amended by document recorded as Auditor's File Nos. 201806290169 and 201906260038.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

17. 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, recorded 05/03/2007, as Auditor's File No. 200705030057.

18. 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 Highland Greens LU 04-093, Final Plat of Division V, recorded 04/07/2008 as Auditor's File No. 200804070155.

19. Agreement, affecting subject property, regarding Resolution No. 916 and Development Agreement and the terms and provisions thereof between City of Mount Vernon and Hansell Mitzel LLC, recorded 09/16/2016 as Auditor's File No. 201609160029.

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 Highland Greens Division III recorded 06/26/2019 as Auditor's File No. 201906260037.

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

**End of Exhibit A**

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