

When recorded return to:

Blake Rawlins and Alicia Evans
3348 Inverness Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253886

Dec 02 2025

Amount Paid \$10007.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24847-TB

THE GRANTOR(S) **Chris Cagingin who acquired title as Christopher Cagingin and Morgan Cagingin, husband and wife**

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

in hand paid, conveys, and warrants to **Alicia Evans and Blake Rawlins, both unmarried persons**

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

Lot 24, HIGHLAND GREENS DIVISION III, PLANNED UNIT DEVELOPMENT as per plat recorded as Skagit County Auditor's File No. 201906260037.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 24, Highland Greens Div 3, P.U.D.

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): P134791/6065-000-024-0000

Statutory Warranty Deed
LPB 10-05

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Dated: 12/01/2025

[Signature]
Chris Cagingin

[Signature]
Morgan Cagingin

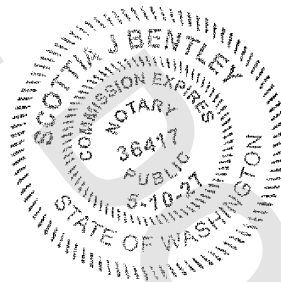
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 1st day of December, 2025, by Chris Cagingin and Morgan Cagingin.

[Signature]
Signature

Notary
Title

My commission expires: 05/16/27



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EXHIBIT A

25-24847-TB

9. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: December 14, 2005

Recording No.: 200512140111

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

Granted to: Puget Sound Energy, Inc.

Purpose: Electricity

Recording Date: May 3, 2007

Recording No.: 200705030057

Amendment of Easement and Confirmation Agreement was recorded Feb 5, 2018 under 201802050158.

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 Survey:

Recording Date: April 7, 2008

Recording No.: 200804070155

11. 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 HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT:

Recording Date: December 19, 2016

Recording No.: 200612190063

12. Covenants, conditions and restrictions 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: December 19, 2016

Recording No.: 200612190064

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 21, 2018

Recording No.: 201806210063

Recording Date: June 29, 2018

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Recording No.: 201806290169

Recording Date: June 26, 2019

Recording No.: 201906260038

13. 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 DIV. NO. III recorded on June 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

Statutory Warranty Deed
LPB 10-05

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