

When recorded return to:
Richard Baluyot and Sheldine Baluyot
201 N 54th Pl
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260099
Jan 12 2026
Amount Paid \$13611.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620060719

Escrow No.: 620060719

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sita Enterprises LLC, a Washington limited liability company and GB Emerald, LLC, a Washington 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 Richard Baluyot and Sheldine Baluyot, a married couple

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

LOT 10, PLAT OF HIGHPOINT ESTATES, RECORDED UNDER RECORDING NUMBER 202402140068, IN SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P137045 / 6108-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1-9-26

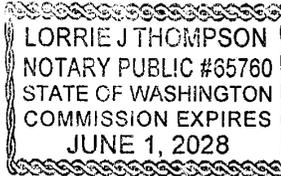
Sita Enterprises LLC

BY: [Signature]
Gurpreet S. Cheema
Authorized Signor

GB Emerald, LLC

BY: [Signature]
Barinder Hayre
Manager

BY: [Signature]
Gurpreet S. Cheema
Manager

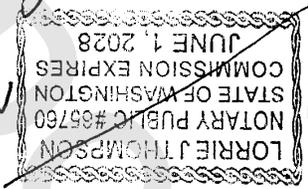


State of Washington

County of Skagit

This record was acknowledged before me on JANUARY 9, 2026 by Gurpreet S. Cheema as Authorized Signor 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 JANUARY 9, 2026 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

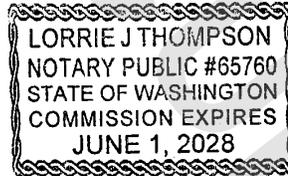


EXHIBIT "A"
Exceptions

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: 200506080122

3. Right, title and interest of property owners, adjacent on the North, to that portion of said premises North of said adjacent fence.

4. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: March 29, 2007
Recording No.: 200703290170

Modified by Statutory Warranty Deed recorded April 3, 2007 under Recording No. 200704030120.

5. 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

6. 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

EXHIBIT "A"Exceptions
(continued)

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 No. LU-12-071:

Recording No: 201307310063

Said document is a re-recording of Boundary Line Adjustment No. LU-12-071, recorded April 8, 2013 under Recording No. 201304080065.

7. 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

8. 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.

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

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

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: Electric transmission and/or distribution line
 Recording Date: May 13, 2020
 Recording No.: 202005130002

EXHIBIT "A"Exceptions
(continued)

11. Bill of Sale and the terms and conditions thereof:
- Recording Date: April 28, 2023
Recording No.: 202304280053
12. 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
13. 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
- Modification(s) of said covenants, conditions and restrictions
- Recording No.: 202505280112
14. 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 Community Association
Recording Date: February 14, 2024
Recording No.: 202402140069
15. Assessments, if any, levied by Highpoint Estates Community Association.
16. Assessments, if any, levied by Mount Vernon.
17. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

18. Agreement for Lien for Deferral of Development Impact Fees, including the terms, covenants and provisions thereof

Recording Date: April 24, 2024
Recording No.: 202404240048