

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Ryan, Swanson & Cleveland, PLLC  
401 Union Street, Suite 1500  
Seattle, Washington 98101  
Attn: Jo Flannery

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**RECORD OF APPROVAL OF VARIANCE**

GRANTOR: Montborne Heights Homeowners' Association

GRANTEE: Jeff Nelson, an individual, owner of Lot U, Montborne Heights

ABBREVIATED Tract U, Montborne Heights as designated on that certain Survey  
Recording No. 9308180056 Vol. 14 of Surveys pp. 165-166

LEGAL DESCRIPTION: (Full legal description appears on Exhibit A hereto).

RELATED DOCUMENTS: 9308180056; 9308240005; 9404220057; 9505080075

ASSESSOR'S PARCEL NO: P103861

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**APPROVAL OF VARIANCE**

This Record of Approval of Variance ("Record") is made and recorded to affirm that all structures and improvements built, erected or placed, upon or within Lot U of the Montborne Heights community (recording number 9308180056 Vol. 14 of Surveys pp. 165-166), as of the date of the recording of this Record, are approved by the Montborne Heights Homeowners' Association as either conforming to the requirements of the Declaration of Covenants, Conditions and Restrictions for Montborne Heights (recording number 9308240005 and amendments thereto) ("Covenants") or are approved as a permissible variance thereto. To the extent that any portion of the structures, or improvements, or the plans for the structures or improvements required a variance for approval under the Covenants, this Record confirms the variance has been approved and issued. This approval is binding upon the Grantor and its members, the Grantee and all their successors and assigns.

*[Signatures appear on the following pages]*

Dated 5/4, 2026

**GRANTOR:**

MONTBORNE HEIGHTS HOMEOWNERS ASSOCIATION  
a Washington nonprofit corporation

By: [Signature] (signature)  
Print: RHETT DIXON  
Its: President

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )

COUNTY OF Skagit ) ss.

I certify that I know or have satisfactory evidence that RHETT DIXON is the person who appeared before me, and said person acknowledged that (s)he signed this instrument and acknowledged it as President of MONTBORNE HEIGHTS HOMEOWNERS ASSOCIATION, a Washington nonprofit corporation, to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 4<sup>th</sup> day of MAY, 2026.



[Signature]  
(Signature of Notary)

Rupal Kaur Dhalival  
(Print or stamp name of Notary)

NOTARY PUBLIC in and for the State  
of Washington

My Appointment Expires: 06-09-2027

[Signatures continue on the following page]

Attested to on 5/4, 2026.

MONTBORNE HEIGHTS HOMEOWNERS ASSOCIATION  
a Washington nonprofit corporation

By: [Signature] (signature)  
Print: AMY DIXON  
Its: Secretary

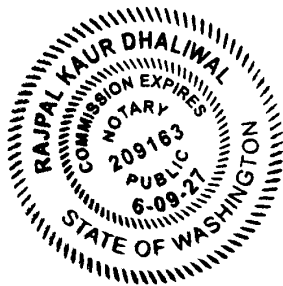
**ACKNOWLEDGMENT**

STATE OF WASHINGTON )

COUNTY OF Skagit ) ss.

I certify that I know or have satisfactory evidence that Amy Dixon is the person who appeared before me, and said person acknowledged that (s)he signed this instrument and acknowledged it as Secretary of MONTBORNE HEIGHTS HOMEOWNERS ASSOCIATION, a Washington nonprofit corporation, to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 4<sup>th</sup> day of MAY, 2026.



[Signature]  
(Signature of Notary)  
Rajpal Kaur Dhaliwal  
(Print or stamp name of Notary)  
NOTARY PUBLIC in and for the State  
of Washington  
My Appointment Expires 06/09/2027

**Exhibit A****Legal Description**

Tract U of that certain Record of Survey entitled "MONTBORNE HEIGHTS (Revised)", recorded August 18, 1993 in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26 and all of Block 27, all in "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, TOGETHER WITH those portions of vacated Street and Alley adjacent to said Lots and Blocks which have reverted to said premises by operation of law.

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