

When recorded return to:  
Jeremy & Andrea Young  
PO Box 1403  
Anacortes, WA 98221



**201905100087**

05/10/2019 01:51 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038118

**CHICAGO TITLE**  
**620038118**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tera A Nelson and Scott A Nelson, Trustees of the Third Party Irrevocable Special Needs Trust for the benefit of Jack V. Nelson, created on

January 8, 2016

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jeremy Young and Andrea Young, a married couple

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.)

Unit 11, Division Street Village, a Condominium

Tax Parcel Number(s): P125291,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191754  
MAY 10 2019

Amount Paid \$ 3385.22  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: May 8, 2019

Third Party Irrevocable Special Needs Trust for the benefit of Jack V. Nelson, created on January 8, 2016

BY: Tara A. Nelson  
Tara A. Nelson  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Tara A. Nelson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Third Party Irrevocable Special Needs Trust for the benefit of Jack V. Nelson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 10, 2019

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P125291**

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Unit 11, Division Street Village, a Condominium, according to the Declaration thereof recorded December 1, 2006, under Auditor's No. 200612010120, records of Skagit County Washington and Survey Map and Plans thereof recorded December 1, 2006, under Auditor's No. 200612010119, records of Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 20, 1972  
 Auditor's No(s): 769880, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: A 7 foot strip across Parcel C running from the Southeast corner thereof to a point approximately 200 feet North of and 59 feet West of the point of beginning
  
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: September 1, 1972  
 Auditor's No(s): 773475, records of Skagit County, Washington  
 In favor of: Warren W. Olson and Myrtle Olson  
 For: Construction and maintenance of a sewer pipeline  
 Affects: A 5 foot strip running in an Easterly and Westerly direction across Parcel C with the centerline approximately 40 feet North of the Southerly boundary
  
3. Agreement, including the terms and conditions thereof; entered into;  
 By: Orland Nobel  
 And Between: TCI Cablevision of Washington, Inc.  
 Recorded: October 26, 1998  
 Auditor's No. 9810260111, records of Skagit County, Washington  
 Providing: Cable Television Service
  
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: July 9, 2003  
 Auditor's No(s): 200307090012, records of Skagit County, Washington  
 In favor of: TCI Cablevision of Washington, Inc.
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
 Granted to: Comcast of Washington IV, Inc.  
 Purpose: Broadband communications system  
 Recording Date: October 8, 2009  
 Recording No.: 200910080080  
 Affects: Said premises and other property
  
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting

**EXHIBIT "B"**Exceptions  
(continued)

any covenant or restrictions, if any, 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 law;

Recorded: December 1, 2006

Auditor's No(s).: 200612010120, records of Skagit County, Washington

Executed By: ABK Investments, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2011

Recording No.: 201111040029

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 1, 2006; November 4, 2011

Auditor's No(s).: 200612010120; 201111040029, records of Skagit County, Washington

Imposed By: ABK Investments, LLC

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

Granted to: Comcast Cable Communication Management

Purpose: Broadband Communications Services

Recording Date: February 3, 2016

Recording No.: 201602030026

9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including

**EXHIBIT "B"**Exceptions  
(continued)

extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, dues and charges, if any, levied by Division Street Village, a Condominium Community.
13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.