

When recorded return to:
Travis S. Bolsinger
1316 Olympic Lane
Mount Vernon, WA 98274



201905310079

05/31/2019 01:22 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.: 620038504

CHICAGO TITLE
620038504

STATUTORY WARRANTY DEED

THE GRANTOR(S) Transworld Investment Group LLC, a Washington limited 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 Travis S. Bolsinger, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 90, PLAT OF EAGLEMONT, PHASE 1B, Division 2, according to the plat thereof recorded under Auditor's File No. 200305010087, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P120287 / 4814-000-090-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2077
MAY 31 2019
Amount Paid \$ 8727.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 28, 2019

Transworld Investment Group LLC

BY: *Manjinder Kaur Deol*
Manjinder Kaur Deol
Member

BY: *Subedar Singh Deol*
Subedar Singh Deol
Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Manjinder Kaur Deol
Subedar Singh Deol
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 Members of Transworld Investment Group to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 30, 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"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
 - Purpose: All necessary slopes for cuts and fills
 - Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 - Recorded: October 11, 1993
 - Auditor's No(s): 9310110127, records of Skagit County, Washington
 - In favor of: Cascade Natural Gas Corporation
 - For: 10 foot right-of-way contract

3. 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 Eaglemont Phase 1A:
 - Recording No: 199401250031

4. 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 Eaglemont Phase 1B Div. 2:
 - Recording No: 200305010087

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
 - Recorded: January 25, 1994
 - Auditor's No(s): 9401250030 records of Skagit County, Washington
 - Executed By: Sea-Van Investments Association

AMENDED by instrument(s):

 - Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
 - Auditor's No(s): 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

EXHIBIT "A"Exceptions
(continued)

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: January 25, 1994
 Auditor's No(s): 9401250030, records of Skagit County, Washington
 Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):

Recorded: December 11, 1995
 Auditor's No(s): 9512110030, records of Skagit County, Washington

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: May 23, 2000
 Auditor's No(s): 200005230026, records of Skagit County, Washington
 In favor of: Sea Van Investment Associates, a Washington general partnership
 For: A non-exclusive perpetual easement for ingress, egress and utilities

8. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 6, 2000
 Auditor's No.: 200009060009, records of Skagit County, Washington
 In favor of: Puget Sound Energy Inc., a Washington Corporation
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

Easement No. 1:

As constructed or to be constructed on the temporary road and utility easement described on the attached Exhibit "A". (Grantor shall insure that the road is maintained at all times for to provide access for the maintenance of the Grantee's electrical facilities.)

Easement No. 2:

A strip of land 10 feet in width being parallel to and coincident with the temporary road and utility easement described on the attached Exhibit "A".

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: August 7, 2003
 Auditor's No(s): 200308070005, records of Skagit County, Washington
 In favor of: Comcast of Washington, IV, Inc.
 For: To construct use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along said plat

EXHIBIT "A"Exceptions
(continued)

10. Right to manage including the terms, covenants and provisions thereof
Recording Date: April 13, 2017
Recording No.: 201704130071
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Eaglemont Homeowners Association.
13. Assessments, if any, levied by Sea-Van Investments Association.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Mount Vernon.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 11, 2019
between Travis S Bolsinger ("Buyer")
Buyer Buyer
and Transworld Investment Group ("Seller")
Seller Seller
concerning 1316 Olympic Lane Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Travis Bolsinger 05/11/2019
Date
5/11/2019 7:45:20 PM PDT

Buyer Date

Authentisign
Manjinder Deol 05/13/2019
Date
5/13/2019 5:12:45 PM PDT

Manjinder Deol 05-30-19
Seller Date