

**When recorded return to:**  
Melvin Glen Lamphiear  
2212 Jasmine Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-42

Jan 06 2021

Amount Paid \$8097.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.

620045730

Escrow No.: 620045730

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Vinh'Tran, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Melvin Glen Lamphiear, an unmarried person

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.)

Lot(s): 5, Jasmine Place

Tax Parcel Number(s): P118963 / 4791-000-005-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 31, 2020

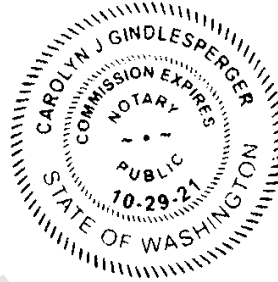
*Vinh Tran*  
Vinh Tran

State of WASHINGTON  
County of King

I certify that I know or have satisfactory evidence that Vinh Tran is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/31/2020

*Carolyn J. Gindlesperger*  
Name: Carolyn J. Gindlesperger  
Notary Public in and for the State of WA  
Residing at: Ken  
My appointment expires: 10-29-21



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P118963 / 4791-000-005-0000**

LOT 5, "JASMINE PLACE", AS PER PLAT RECORDED FEBRUARY 28, 2002 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200202280026, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 4, 1991  
Recording No.: 9102040072, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 5, 1991  
Recording No.: 9103050066, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 24, 2001  
Recording No.: 200108240008, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted
  
4. Easement, including the terms and conditions thereof, created by instrument;  
Recorded: September 6, 2001  
Recording No.: 200109060034, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Easement No. 3: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven, surfaces shall be located within a 5 foot perimeter of all of Grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds

5. Exceptions and reservations as contained in instrument;  
Recorded: August 17, 1900  
Recording No.: 34055, records of Skagit County, Washington  
Executed By: W.M. Lindsey and Emma S. Lindsey, his wife

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

As Follows: All coal and other minerals are reserved and excepted from this conveyance

6. 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 24, 2001  
Recording No.: 200112240134

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting 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: February 28, 2002  
Recording No.: 200202280025, records of Skagit County, Washington  
Executed By: Northern Reign Development

8. 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 Plat of Jasmine Place:

Recording No: 200202280026

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.