

When recorded return to:

Luis L. Yepez
16444 SE 135th St
Renton, WA 98059

GNW 22-15897

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sea-Van, LLC, a Washington Limited Liability Company, 4800 Eaglemont Drive, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Luis L. Yepez, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Section 27, Township 34 North, Range 4 East - NE SW

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P27953

Dated: 6/6/2022

Sea-Van, LLC, a Washington Limited Liability Company

By: [Signature]
Ed Young, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222410
Jun 10 2022
Amount Paid \$1845.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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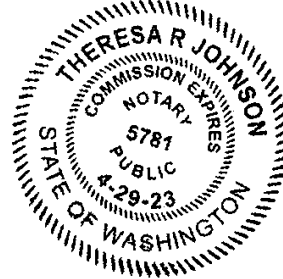
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6th day of June, 2022 by Ed Young as Member of Sca-Van, LLC.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 0 Eaglemont Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P27953

Property Description:

The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 27, Township 34 North, Range 4 East,
W.M.

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EXHIBIT B

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded April 22, 1997 as Auditor's File No. 9704220110.
2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, named Eaglemont, Phase 1A, recorded January 25, 1994, as Auditor's File No. 9401250031.
3. **AGREEMENT. AND THE TERMS AND PROVISIONS THEREOF:**
Between: Sea-Van, LLC
And: City of Mount Vernon, a Washington municipal corporation
Dated: May 26, 2010
Recorded: June 2, 2010
Auditor's No.: 201006020039
Regarding: Development agreement amending master plan

Statutory Warranty Deed
LPB 10-05

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