

When recorded return to:

Tim Price and Janine Price  
3705 North Woodland Drive  
Mount Vernon, WA 98274

GNW 22-16473

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sea-Van, LLC, a Washington Limited Liability Company, 4127 Eaglemont Drive, Mount Vernon WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Tim Price and Janine Price, a married couple

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:  
Ptn. Tract 56 FOREST ESTATES, PLAT NO. 2

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): P100310

Dated: 7-29-22

Sea-Van, LLC, a Washington Limited Liability Company

By: [Signature]  
Edward Young, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20223122  
Jul 29 2022  
Amount Paid \$245.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16473-TJ

Page 1 of 4

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of July, 2022 by Edward Young as Member of Sea-Van, LLC

Theresa R Johnson  
Signature

Notary  
Title

My commission expires: 4-29-23



Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16473-TJ

Page 2 of 4

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 0 Blackburn, Mount Vernon, WA 98274  
Tax Parcel Number(s): P100310

**Property Description:**

That portion of Tract 56 of "FOREST ESTATES, PLAT NO. 2", recorded in Volume 8 of Plats at pages 101 and 102 and situated in the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., Skagit County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Tract 56; thence North 01°06'30" West along the East line of said Tract 56, a distance of 264.72 feet to the TRUE POINT OF BEGINNING of this description; thence North 81°38'54" West, a distance of 84.37 feet to the beginning of a curve to the left having a radius of 678.39 feet; thence along the arc of the curve through a central angle 11°50'55" an arc distance of 140.29 feet to the intersection with the West line of said Tract 56; thence North 01°06'30" West along said West line, a distance of 60.05 feet to the beginning of a non-tangent curve (the radius point of which bears South 03°18'10" East, 738.39 feet); thence Easterly along the arc of said curve to the right through a central angle of 11°39'16" an arc distance of 150.19 feet; thence South 81°38'54" East a distance of 74.38 feet to the intersection with the East line of said Tract 56; thence South 01°06'30" East, a distance of 60.83 feet to the TRUE POINT OF BEGINNING.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16473-TJ

Page 3 of 4

**EXHIBIT B**

22-16473-TJ

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 Forest Estates, Div. No. 2 recorded October 18, 1965 as Auditor's File No. 673236.
2. Ten foot utility easement as disclosed by instrument recorded November 23, 1965 under Auditor's File No. 675005; the exact location not disclosed on the record.
3. **EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**  
Grantee: Blackburn Estates, Inc., a Washington corporation  
Dated: JANUARY 16, 1979  
Recorded: JANUARY 16, 1979  
Auditor's No.: 894845  
Purpose: Ingress, egress and utilities  
Area Affected: Easterly 30 feet of subject property
4. Reservations, provisions and/or exceptions contained in instrument executed by City of Mount Vernon, recorded February 12, 1992 as Auditor's File No. 9202120126.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16473-TJ

Page 4 of 4