

When recorded return to:

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

GNW 22-16469

**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.

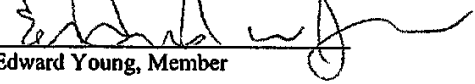
Abbreviated legal description: Property 1:  
Ptn. Lot 55, PLAT OF FOREST ESTATES DIVISION NO. 2

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): P112830

Dated: 8/29/2022

Sea-Van, LLC, a Washington Limited Liability Company

By:   
Edward Young, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20223561  
Aug 30 2022  
Amount Paid \$965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Dced  
LPB 10-05

Order No.: 22-16469-TJ

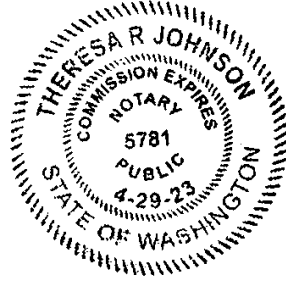
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of August, 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  
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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: NHN Blackburn, Mount Vernon, WA 98274  
Tax Parcel Number(s): P112830

**Property Description:**

That portion of Lot 55 of the "PLAT OF FOREST ESTATES DIVISION NO. 2, as recorded in Volume 8 of Plats, Pages 101 and 102, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 55; thence North 1 degree 06' 39" West, along the West line thereof, a distance of 246.72 feet to the Southerly line of that certain parcel as conveyed to the City of Mount Vernon under Statutory Warranty Deed recorded under Auditor's File No. 9201220104, records of Skagit County, Washington; thence the following Courses along the South line of said parcel; thence South 81 degrees 38' 54" East, a distance of 181.43 feet; thence on a curve to the left having a radius of 540.00 feet; through a delta of 4 degrees 42' 34", an arc distance of 44.39 feet to the East line of said Lot 55; thence South 1 degree 06' 30" East, along the East line of said Lot 55, a distance of 212.13 feet to the Southeast corner of said Lot 55; thence South 89 degrees 04' 37" West, along the South line thereof, a distance of 223.00 feet to the POINT OF BEGINNING.

Statutory Warranty Deed  
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**EXHIBIT B**

22-16469-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. Reservations, provisions and/or exceptions contained in instrument executed by Evert Magnuson and Mary Magnuson, recorded January 22, 1992 as Auditor's File No. 9201220104.
4. AGREEMENT AND EASEMENT, AND THE TERMS AND CONDITIONS THEREOF :  
Between: Evert Magnuson and Mary Magnuson  
And: . City of Mount Vernon  
Dated: September 12, 1992  
Recorded: February 2, 1994  
Auditor's File No. : 9402020030
5. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easemnt for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.

Statutory Warranty Deed  
LPB 10-05

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