

When recorded return to:

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

GNW 22-16472

### 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 57, FOREST ESTATES 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): P100182

Dated: 8-29-2022

Sea-Van, LLC, a Washington Limited Liability Company

By: [Signature]  
Edward Young, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223562

Aug 30 2022

Amount Paid \$965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16472-TJ

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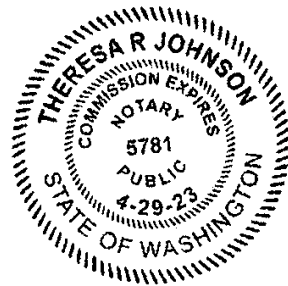
STATE OF WASHINGTON  
COUNTY OF SKAGIT

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  
LPB 10-05

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 0 Blackburn, Mount Vernon, WA 98274  
Tax Parcel Number(s): P100182

**Property Description:**

That portion of Lot 57 of the Plat of "FOREST ESTATES NO. 2", as per plat 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 57; thence North 89 degrees 04'37" East, along the South line thereof, a distance of 173.00 feet; thence North 1 degree 06' 30" West, a distance of 264.40 feet; thence Easterly on a non-tangent curve concave to the South, whose radius point bears South 7 degrees 44'02" East, a distance of 678.39 feet, having a delta of 4 degrees 14'13", an arc distance of 50.17 feet to the East line of said Lot 57; thence North 1 degree 06'30" West, along the East line thereof, a distance of 73.50 feet; thence South 89 degrees 04'37" West, a distance of 223.00 feet to the West line of said Lot 57; thence South 1 degree 06'30" East, a distance of 342.00 feet to the point of beginning. EXCEPT that portion described as follows:

Commencing at the Southeast corner of said Tract 57; thence North 01 degrees 06'30" West along the East line of said Tract 57, a distance of 268.50 feet to the intersection with a non-tangent curve, having a radius point bearing South 03 degrees 29'49" East, a distance of 678.39 feet, said point being the true point of beginning of this description; thence Westerly along the arc of said curve to the left through a central angle of 19 degrees 13'53" an arc distance of 227.70 feet; thence South 67 degrees 16'18" West, a distance of 1.42 feet to the intersection with the West line of said Tract 57; thence North 01 degrees 06'30" West along said West line, a distance of 64.18 feet to the intersection with a non-tangent curve having a radius point bearing South 21 degrees 00'12" East, a distance of 738.39 feet; thence Easterly along the arc of said curve to the right central angle of 17 degrees 42'02", an arc distance of 228.11 feet to the intersection with the East line of said Tract 57; thence South 01 degrees 06'30" East, a distance of 60.05 feet to the true point of beginning.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

22-16472-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 City of Mount Vernon, recorded January 22, 1992 as Auditor's File No. 9201220108.