

202305100039

05/10/2023 11:56 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236439

May 10 2023

Amount Paid \$1925.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Jeremy Aiunu
26 Moriarty Street
Dover, DE 19901

GNW 23-18010

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sea-Van, LLC, a Washington Limited Liability Company,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jeremy Aiunu, 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: Lot 8, WILIDA MOUNTAIN VIEW ESTATES

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): P100745; 4572-000-008-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18010-TJ

Page 1 of 5

Dated: 5-9-23

Sea-Van, LLC, a Washington Limited Liability Company

By: [Signature]
Edward Young, Member

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Edward Young signed this instrument , on oath stated that he is authorized to execute the instrument and acknowledged it as the Member of Sea-Van, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

[Signature]

Signature

Notary

Title

My commission expires: 1-7-27



Statutory Warranty Deed
LPB 10-05

Order No.: 23-18010-TJ

Page 2 of 5

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 0 Mountain View Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P100745; 4572-000-008-0007

Property Description:

Lot 8, WILDA MOUNTAIN VIEW ESTATES, as per plat recorded in Volume 15 of Plats, Pages 20 through 22, inclusive, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18010-TJ

Page 3 of 5

EXHIBIT B

23-18010-TJ

1. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT: From: William Lindsey and Emma S. Lindsey, husband and wife Recorded: August 22, 1905 Auditor's No.: 53220 (Vol. 59 of Deeds, Page 183) As Follows: "Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove the same."

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Grantee: Willard M. Hendrickson et ux
Dated: November 22, 1991
Recorded: November 26, 1991
Auditor's No.: 9111260081
Purpose: Well Site Easement
Area Affected: Beginning at the West 1/4 corner of Section 26, Township 34 North, Range 4 East, W.M.; thence North 0 degrees 08' 46" West, 328.95 feet; thence North 89 degrees 55' 55" East, 799.79 feet to the center point of an existing well point and termination, being further the center point of 100 foot radius easement for well site pollution control; together with rights for additional lines, ditching, wells and housing as may be deemed required.

3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:
From: Willard M. Hendrickson, et ux
Recorded: November 26, 1991
Auditor's No.: 9111260086
As Follows:
"...the grantor agrees and covenants that said grantor, his heirs, successors, and assigns will not construct, maintain, or suffer to be constructed or maintained upon said land of the grantor and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any of the following: cesspools, sewers, privies, septic tanks, drain fields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures of the keeping or maintenance of fowls or animals, or storage of liquid of dry chemicals, herbicides or insecticides. These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof."

4. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:
From: Willard M. Hendrickson et ux
Recorded: November 26, 1991
Auditor's No.: 9111260087
Addendum thereto recorded March 31, 1992 under Auditor's File No. 9203310102.

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:
Name: Wilida Mountain View Estates
Recorded: December 9, 1991
Auditor's No.: 9112090033

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18010-TJ

Page 4 of 5

6. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County

And: Willard and Ida Hendrickson

Dated: September 29, 1993

Recorded: September 5, 1993

Auditor's No.: 9310050063

Regarding: Water system installation including connection fees.