

**When recorded return to:**

Jacob A. Wilson and Julia P Andrade  
1519 E Division Street Unit 8  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237313

Jul 18 2023

Amount Paid \$4925.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620054397

Escrow No.: 620054397

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tanya L. Young, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Jacob A. Wilson and Julia P Andrade, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

UNIT 8, DIVISION STREET VILLAGE, A CONDO

Tax Parcel Number(s): P125288 /4910-000-008-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

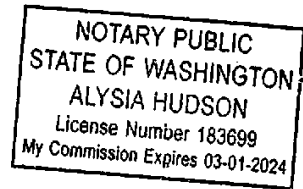
Dated: 7/17/23

Tanya L. Young  
Tanya L. Young

State of washington  
County of SKagit

This record was acknowledged before me on 07/17/2023 by Tanya L. Young.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of washington  
My commission expires: 03/01/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P125288 /4910-000-008-0000**

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UNIT 8, DIVISION STREET VILLAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED DECEMBER 1, 2006, UNDER AUDITOR'S FILE NO. 200612010120 RECORDS OF SKAGIT COUNTY, WASHINGTON AND SURVEY MAP AND PLANS THEREOF RECORDED DECEMBER 1, 2006 UNDER AUDITOR'S FILE NO. 200612010119, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 20, 1972  
Recording No.: 769880  
Affects: A 7 foot strip across Parcel C running from the Southeast corner thereof to a point approximately 200 feet North of and 59 feet West of the point of beginning
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: Warren W. Olson and Myrtle Olson  
Purpose: Construction and maintenance of a sewer pipeline  
Recording Date: September 1, 1972  
Recording No.: 773475  
Affects: A 5 foot strip running in an Easterly and Westerly direction across Parcel C with the centerline approximately 40 feet North of the Southerly boundary
3. Agreement, including the terms and conditions thereof; entered into;  

By: Orland Nobel and TCI Cablevision of Washington, Inc.  
Recorded: October 26, 1998  
Recording No.: 9810260111, records of Skagit County, Washington  
Providing: Cable Television Service
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of: TCI Cablevision of Washington, Inc.  
Recording Date: July 9, 2003  
Recording No.: 200307090012
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Comcast of Washington IV, Inc.  
Purpose: Broadband communications system  
Recording Date: October 8, 2009  
Recording No.: 200910080080  
Affects: Said premises and other property

**EXHIBIT "B"**Exceptions  
(continued)

6. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Condominium Declaration  
Recorded: December 1, 2006  
Recording No.: 200612010120

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2011  
Recording No.: 201111040029

7. Lien of assessments levied pursuant to the Declaration for ABK Investments, LLC to the extent provided for by Washington law.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Comcast Cable Communication Management  
Purpose: Broadband Communications Services  
Recording Date: February 3, 2016  
Recording No.: 201602030026
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Mount Vernon.
11. City, county or local improvement district assessments, if any.

