202307180031

07/18/2023 11:39 AM Pages: 1 of 6 Fees: \$208.50

Skagit County Auditor, WA

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:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620054397

CHICAGO TITLE

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)

State of Washing Non County of

This record was acknowledged before me on <u>07/11/2023</u> by Tanya L. Young.

(Signature of notary public)

Notary Public in and for the State of Washing 10 My commission expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024

EXHIBIT "A"

Legal Description

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

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

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

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 Skaglt County, Washington

Providing: Cable Television Service

 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

 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.
- 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: Recording No.:

February 3, 2016 201602030026

- 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.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

NATURAL RESOURCE LANDS DISCLOSURE ALL RIGHTS RESERVED				
ving is part of the Purcha	se and Sale Agree	ment dated	_6/1 7/ 23	<u> </u>
Jacob A Wilson	Julia P Andrade			("Buyer")
Tanya L Young	ь	yei		("Seller")
Sellor				
g1519 E Division St			WA 98274 State Zip	(the "Property")
aware that the Propert Lands Disclosure, Skag	ty may be subject it County Code sec	et to the Skag etion 14.38, wh	git County Right nich states:	t-to-Manage Natural
ong-term commercial signommercial activities occur on-resource uses and may arise from the use of xtraction with associated oise, and odor. Skagit Coss a priority use on designepared to accept such the accept such the cost of the case of mineral to the case of mineral to accurate the c	nificance in Skagitur or may occur in ay be inconvenier of chemicals; or find activities, which ounty has establish anated Natural Reincompatibilities, and local, State, and ands, application ind, crushing, stood	County. A var n the area that or cause dis- com spraying, occasionally and ned natural res- source Lands, inconvenience in Federal law. might be mackpiling, blasting	riety of Natural Fat may not be of comfort to area of pruning, harvest generates traffic source managem and area reside es or discomfort formed in compliance for mining-resign, transporting a	Resource Land ompatible with residents. This ting or mineral, dust, smoke, lent operations ents should be t from normal, ence with Best lated activities and recycling of
ninerals. If you are a equirements from design	djacent to desig ated NR Lands.	nated NR La	ands, you will	have setback
nd Buyer authorize and office in conjunction with	direct the Closing the deed conveying	g Agent to reing the Property	cord this Disclos y.	sure with the County
Jacob A Wilson	06/17/23	Tanya L	Young	06/07/2023
Audhontisens	Date	Seller		Date
Julia P Andrade	06/17/23			
	Date	Seller		Date
	Jacob A Wilson Buyer Tanya L Young Softer 191519 E Division St Address Address	ving is part of the Purchase and Sale Agree Jacob A Wilson Buyer Tanya L Young Soller	ving is part of the Purchase and Sale Agreement dated	ving is part of the Purchase and Sale Agreement dated6/17/23