

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238137

Sep 21 2023

Amount Paid \$1445.00  
Skagit County Treasurer  
By Lena Thompson Deputy

GNW 23-19115

When recorded return to:

Meng Leong Ting  
36 Keppel Bay Drive, #01-79  
Singapore, 098653

### 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 Meng Leong Ting, a married man subject to the community interest of his spouse

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:  
Section 26, Township 34 North, Range 4 East - NW SW (aka Tract 8 SP 90-24)

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): P90675/340426-3-007-0607

Dated: 9/20/2023

Sea-Van LLC, a Washington Limited Liability Company

By:   
Edward S. Young, Manager/Partner

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19115-TB

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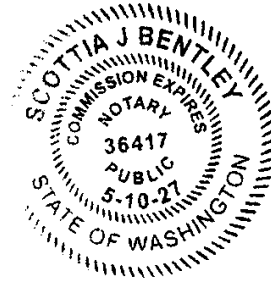
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 20<sup>th</sup> day of September, 2023 by Edward S. Young,  
Manager/Partner of Sea-Van LLC.

Scottia Bentley  
Signature

Notary  
Title

My commission expires: 05/10/23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: NHN Kato Lane, Mount Vernon, WA 98274  
Tax Parcel Number(s): P90675/340426-3-007-0607

**Property Description:**

Tract 8 of Short Plat No. 90-24, approved August 21, 1990 and recorded August 23, 1990 under Auditor's File No. 9008230030 in Volume 9 of Short Plats, page 257, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 34 North, Range 4 East, W.M..

EXCEPT mineral rights as reserved by Deed recorded under Auditor's File No. 111564, records of Skagit County, Washington.

TOGETHER WITH that certain 60 foot wide easement for ingress, egress and utilities, as said easement is delineated on the face of said medium Plat No. 524-82 and as delineated on the face of Short Plat No. 90-24.

Statutory Warranty Deed  
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**EXHIBIT B**

23-19115-TB

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Atlas Lumber Company, a Washington Corp., and H.C.

Peters and Gertrude Peters, husband and wife

Recorded: January 19, 1916

Auditor's No.: 111564

As Follows:

Reserving also to first parties and excepting from the above described land, all petroleum, gas, coal, or other valuable mineral, with the right of entry to take and remove the same, but it is understood that on such entry, said purchaser or her assigns shall be fully compensated for all damages to the surface or any improvement on the same, also for loss of water which may be caused by undermining.

10. 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: Short Plat No. 524-82

Recorded: March 17, 1983

Auditor's No.: 8303170001

Statutory Warranty Deed  
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11. 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: Short Plat No. 90-24

Recorded: August 23, 1990

Auditor's No.: 9008230030

12. Regulatory notice/agreement regarding Development Agreement to Eaglemont Golf Course Community Master Plan that may include covenants, conditions and restrictions affecting the subject property, recorded on June 2, 2010 as Auditor's File No. 201006020039 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.