

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238772
Nov 16 2023
Amount Paid \$1405.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

EIN LLC
13501 42nd Avenue Northeast
Seattle, WA 98125

GNW 23-19545

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sea-Van LLC, a Washington Limited Liability Company, 4800 Eglemont Drive, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to EIN LLC, a Washington Limited Liability Company

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 7 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): P90674

Dated: 11/14/2023

Sea-Van LLC, a Washington Limited Liability Company

By: 
Edward Young, Administrative Manager for Ngie Kiang Tiong, the Manager of record for SEA-VAN, LLC

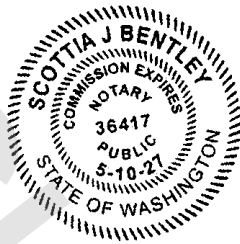
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14th day of November, 2023 by Edward Young, Administrative Manager for Ngie Kiang Tiong, the Manager of record for SEA-VAN, LLC of Sea-Van LLC.

Scott J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 0 Kato Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P90674

Property Description:

Tract 7 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 Tract 5 of the certain 5-acre Medium Plat No. 5224-82, approved February 28, 1982 and recorded March 17, 1983 as Auditor's File No: 8303170001 in Volume 6 of Short Plats, Page 53 and 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.

EXHIBIT B

23-19545-KH

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**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.