

202409160043

09/16/2024 11:54 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Jashpal Samran
1505 East Division Street Unit 1
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242161

Sep 16 2024

Amount Paid \$5045.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056682

CHICAGO TITLE

620056682

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bao Chau Tran, an unmarried person and Hoa Dang, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jashpal Samran, an unmarried person, as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:
UNIT 1, 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.

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

Tax Parcel Number(s): P125281 / 4910-000-001-0000

Subject to:

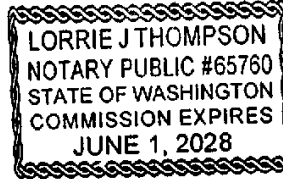
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 9/13/2024

Bao Chau Tran
Bao Chau Tran

Hoa Dang
Hoa Dang



State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on September 13, 2024 by Bao Chau Tran.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

State of Washington
County of SKAGIT

This record was acknowledged before me on September 13, 2024 by Hoa Dang.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

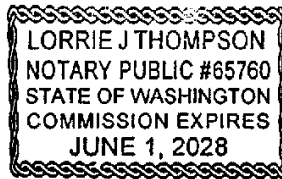


EXHIBIT "A"
Exceptions

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
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "A"**Exceptions
(continued)**

encroachments, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey Map and Plans:

Recording No: 200612010119

7. 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

8. Lien of assessments levied pursuant to the Declaration for Division Street Village Condominium to the extent provided for by Washington law.
9. 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
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Mt Vernon.