

When recorded return to:
Melvin V. Huynh
1517 E. Division Street Unit 7
Mount Vernon, WA 98273

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201207110098
Skagit County Auditor
7/11/2012 Page 1 of 4 3:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015793

CHICAGO TITLE
620015793

STATUTORY WARRANTY DEED

THE GRANTOR(S) William A. Huska, a married man as his separate estate, and Betty Huska, his wife; and Leann Carroll, a married woman as her separate estate, and Samuel E. Carroll, her husband for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Melvin V. Huynh, an unmarried man

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

Unit 7, DIVISION STREET VILLAGE, a condominium, according to the Declaration thereof recorded December 1, 2006, under Auditor's File No. 200612010120, and any amendments thereto, 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.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125287, 4910-000-007-0000

Subject to: Conditions, covenants, restrictions and easements of record and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 6, 2012

William A. Huska

Leann Carroll

Betty Huska

Samuel E. Carroll

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122060

JUL 11 2012

Amount Paid \$ 1108.60
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

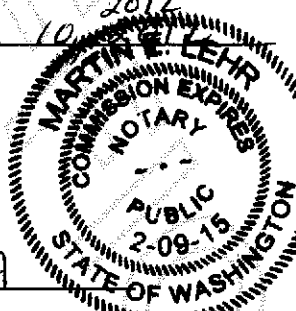
(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that William A. Huska and Betty Huska and LeAnn Carroll is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 10, 2012



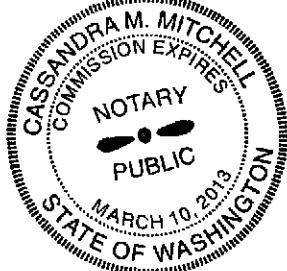
Name: MARTIN E. LEHR
 Notary Public in and for the State of WASHINGTON
 Residing at: La Conner
 My appointment expires: 2-9-15

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Samuel E. Carroll is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-11-12



Name: Cassandra M. Mitchell
 Notary Public in and for the State of WA
 Residing at: MT Vernon, WA
 My appointment expires: 3-10-13



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 Skagit County Auditor

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 20, 1972
Auditor's No(s): 769880, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
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, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 1, 1972
Auditor's No(s): 773475, records of Skagit County, Washington
In favor of: Warren W. Olson and Myrtle Olson
For: Construction and maintenance of a sewer pipeline
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 Between: TCI Cablevision of Washington, Inc.
Recorded: October 26, 1998
Auditor's No.: 9810260111, records of Skagit County, Washington
Providing: Cable Television Service
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 9, 2003
Auditor's No(s): 200307090012, records of Skagit County, Washington
In favor of: TCI Cablevision of Washington, Inc.
5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: December 1, 2006
Auditor's No(s): 200612010120, records of Skagit County, Washington
Executed By: ABK Investments, LLC

Modification(s) of said covenants, conditions and restrictions

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

6. 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 systems
Recording Date: October 8, 2009
Recording No.: 200910080080
Affects: Said premises and other property
7. Assessments, dues & charges, if any, levied by Division Street Village, a Condominium Community.
8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.



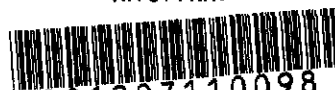
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EXHIBIT "A"

Exceptions

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1.

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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