



201701190021

When recorded return to:
Bao Chau Tran and Hoa Dang Tran
1505 E. Division St. Unit 01
Mount Vernon, WA 98273

Skagit County Auditor \$75.00
1/19/2017 Page 1 of 3 10:37AM

Recorded at the request of:
Guardian Northwest Title
File Number: 113163

Statutory Warranty Deed

113163
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Steve Van Selus and Trisha Van Selus, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bao Chau Tran and Hoa Dang Tran, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 1, Division Street Village, a Condominium

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

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.

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 "A" attached hereto

Dated 1-18-17

[Signature]
Steve Van Selus

[Signature]
Trisha Van Selus

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017214
JAN 19 2017

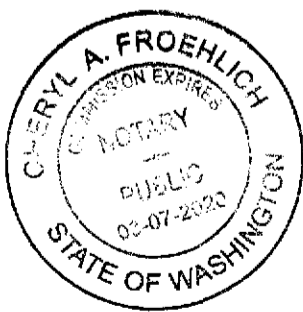
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$2407.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Steve Van Selus and Trisha Van Selus, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-18-17

[Signature]
Printed Name: Katie Hiskok Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at 2820 Woolly
My appointment expires: 1/07/2019 03/1/20



SCHEDULE "B-1"

EXHIBIT 'A'

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 1, 1972
Recorded: June 20, 1972
Auditor's No.: 769880
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Affects: Portion of subject property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Warren W. Olson and Myrtle Olson, husband and wife
Dated: July 31, 1972
Recorded: September 1, 1972
Auditor's No.: 773475
Purpose: To construct and maintain, etc., a sewer pipeline in the ground
Area Affected: Portion of subject property

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Donald A. Wetsch, et al
Recorded: August 1, 1983
Auditor's No.: 8308010055
For: Construction, use and maintenance of a sewer line
Affects: Portion of subject property

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Noble Trust
And: TCI Cablevision of Washington Inc.
Dated: May 22, 1998
Recorded: October 26, 1998
Auditor's No.: 9810260111
Regarding: MDU Agreement

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Dated: December 1, 2002
Recorded: July 9, 2003
Auditor's No.: 200307090012
Purpose: Distribution line
Area Affected: Portion of subject property

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Dated: March 1, 2008
Recorded: October 8, 2009
Auditor's No.: 200910080079
Purpose: Communication lines
Area Affected: Portion of subject property

G. 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.

Plat/Subdivision Name: Division Street Village, a Condominium
Recorded: December 1, 2006
Auditor's No.: 200612010119

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: Not disclosed
Recorded: December 1, 2006
Auditor's No.: 200612010120
Executed By: ABK Investments, LLC