



201704280111

When recorded return to:
Cole Walker
Kingston 001 LLC
1100 South 25th Street
Mount Vernon, WA 98274

Skagit County Auditor \$75.00
4/28/2017 Page 1 of 3 12:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500054841

CHICAGO TITLE
500054841

STATUTORY WARRANTY DEED

THE GRANTOR(S) LCK Properties LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Kingston 001 LLC, a Washington limited liability company

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

Lot 8, LOVELESS FIRST ADDITION, according to the plat thereof recorded in Volume 14 of Plats, pages 42 and 43, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83353 / 4492-000-008-0009

Subject to:

- 1. See attached exhibit A hereto attached

20171785
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 28 2017

Amount Paid \$ 3,209.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 19, 2017

LCK Properties LLC

BY:

[Signature]
Khang C Le - Member

BY:

[Signature]
Loan T Nguyen - Member

State of

Washington

County

of Whatcom

I certify that I know or have satisfactory evidence that

Khang C Le and
Loan T. Nguyen

is/are the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Member of LCK Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

April 25, 2017

Name:

[Signature]
Nancy Lam

Notary Public in and for the State of

Residing at:

My appointment expires:

Washington
Bellevue
11-13-19



Exhibit A To Statutory Warranty Deed

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Loveless First Addition:

Recording No: 8709230006

Easement, including the terms and conditions thereof granted by instrument;

Recorded: March 18, 1987

Auditor's No.: 8703180039, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Exterior 7 feet, parallel with and adjoining the street frontage

Agreement, including the terms and conditions thereof; entered into;

By: Carl H. Hanson and Johannah C. Hanson, husband and wife

And Between: Kerr-Belmark Construction Company

Recorded: July 12, 1977

Auditor's No.: 860341, records of Skagit County, Washington

Providing: Agreement to grant easement for sewer line to connect Hanson residence to nearest sewer line

Affects: Said premises and other property

Covenants, waiver and indemnity contained in instrument;

Recorded: October 31, 1988

Auditor's No.: 8810310078, records of Skagit County, Washington

Executed By: Dujardin Development Company

As Follows: The owner of the property hereby waives and alienates all rights to a mobile home subdivision on the property. The owner shall save, indemnify and hold harmless the City of Mt. Vernon from any action whatsoever of any kind, whether pending or in perpetuity, for this action.

Covenant and obligation contained in deed;

Recorded: May 22, 1986

Auditor's No.: 8605220047, records of Skagit County, Washington

Executed By: Belmark Industries, a Washington general partnership

As Follows: Purchaser agrees to grant seller an easement of suitable width and in a suitable location to allow the installation and maintenance of a sewer line to connect seller's residence to the nearest sewer line

Said instrument is a re-recording of instrument;

Recorded: May 16, 1986

Auditor's File No.: 8605160029, records of Skagit County, Washington

Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon

And Between: Dujardin Development

Recorded: December 21, 1989

Auditor's No.: 8912210007, records of Skagit County, Washington

Providing: Standard Participation Contract for sewer connection

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Mount Vernon.