

When recorded return to:

Donna Reed
Chicago Title Company of Washington
425 Commercial St
Mount Vernon, WA 98273



201802280175

Skagit County Auditor

\$79.00

2/28/2018 Page

1 of

6 3:59PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033799

CHICAGO TITLE

620033799

STATUTORY WARRANTY DEED

THE GRANTOR(S) Skagit Drywall Inc., a Washington corporation

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to SEAS Holding, LLC, a Washington limited liability company

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

Lot 3B, Replat of Lot 3, PLAT OF REPLAT OF A PORTION OF FIRWEST ESTATES
CONDOMINIUMS, PHASE I, according to the plat thereof, recorded June 8, 2005, under Auditor's
File No. 200506080121, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122975 / 4590-000-003-0200

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2018798

FEB 28 2018

Amount Paid \$ 1373.40
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 23, 2018

Skagit Drywall Inc.

BY: James R. Peck
James R. Peck
Director

BY: Robert C. Moe
Robert C. Moe
Director

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James R. Peck and Robert C. Moe are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Director and Director, respectively, of Skagit Drywall Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 26, 2018
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: ARLINGTON
My appointment expires: 10/27/2018

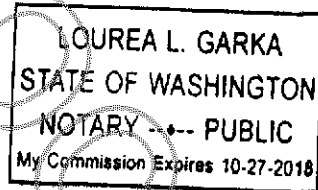


EXHIBIT "A"
Exceptions

1. Easement contained in Dedication of said Replat of a portion of Firwest Estates Condominiums Phase I;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Easement delineated on the face of said Replat of a portion of Firwest Estates Condominiums Phase I;
For: Utilities
Affects: North 7 feet of said premises
3. Easement provisions contained on the face of Revision of Plat of Firwest Estates, as follows:

An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co., and their respective successors or assigns, under and upon the exterior 7 feet (60 foot roads) and 10 feet (41 foot roads), parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 1, 1979
Auditor's No(s).: 7908010044, records of Skagit County, Washington
In favor of: Richard Fuller
For: Ingress, egress and utilities
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 3, 1985
Auditor's No(s).: 8504030019, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: February 22, 1980

EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s).: 8002220033, records of Skagit County, Washington
Affects: Said premises and other property

Amended by instrument(s):

Recorded: December 18, 1981

Auditor's No(s).: 8112180012, records of Skagit County, Washington

7. Covenants, conditions, restrictions, and easements 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: September 17, 1992
Auditor's No(s).: 9209170041, records of Skagit County, Washington
Executed By: R. Dean Dietrich and Lois Dietrich, husband and wife and Allen Brown
8. Standard Participation Contract, including the terms and conditions thereof;
By: City of Mount Vernon, a Municipal Corporation
And Between: Epicon Washington, Inc.
Recorded: September 27, 1984
Auditor's No.: 8409270001, records of Skagit County, Washington
Providing: Right to connect subject property to city sewer
Affects: Said premises and other property
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 17, 1992
Auditor's No(s).: 9209170041, records of Skagit County, Washington
Imposed By: Northridge Condominium Association
10. 30 foot buffer as delineated on the face of Replat of Lot 3.
11. Easement delineated on the face of said Replat of Lot 3;
For: Utilities
Affects: North 10 feet of said premises
12. Easement provisions contained on the face of said Replat of Lot 3, as follows:

A non-exclusive easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas

EXHIBIT "A"

Exceptions (continued)

Corporation, Verizon and AT&T Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of all lots and tracts abutting public right-of-way, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility service to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the city engineer.

13. Building setback line(s) delineated on the face of said Replat of Lot 3;

Front, Rear, Yard and Street – 20 feet

Side Yard – 5 feet minimum (The total of the two sides – 15 minimum)

See covenants, restrictions for replat of a portion of Firwest Estates Condominium Phase I.

14. Notes on the face of Replat of Lot 3;

Zoning – R-1, 9.6 Single Family Detached Residential District.

Sewage – City of Mount Vernon

Storm – City of Mount Vernon

Water – Skagit P.U.D. No. 1.

Power – Puget Sound Energy

Phone – Verizon

Gas – Cascade Natural Gas

All roof and footing drains shall be tight lined to a storm drainage system. Curb or sidewalk drains may be used for stormwater conveyance with approval by the City engineer.

15. Impact fee notice on the face of Replat of Lot 3;

Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Ordinance No. 2552 and 2596.

EXHIBIT "A"

Exceptions
(continued)

16. Assessments, dues and charges, if any, levied by Northridge Condominium Association.
17. Assessments, if any, levied by City of Mount Vernon.
18. City, county or local improvement district assessments, if any.