



201807260073

07/26/2018 03:39 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Robert E. Kellum and Jennifer Decaro
18160 SE 42nd Place
Issaquah, WA 98027

Recorded at the request of:
Guardian Northwest Title
File Number: 115465

Statutory Warranty Deed

115465
GUARDIAN NORTHWEST TITLE CO.

7 THE GRANTOR Loughlin Properties, LLC, a Washington State Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert ~~K~~ Kellum and Jennifer Decaro the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot A, Kulshan View No. 1

Tax Parcel Number(s): P82036, 4421-000-001-0002

Lot A, "Plat of Kulshan View, Division No. 1," as per plat recorded in Volume 13 of Plats, page 8, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 per Exhibit "A" attached hereto

Dated 7-25-2018

Loughlin Properties LLC
Patrick Loughlin
By: Patrick Loughlin, Manager

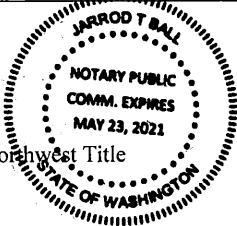
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183275
JUL 26 2018

Amount Paid \$ *44,505.00*
Skagit Co. Treasurer
By *Madam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patrick Loughlin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Manager of Loughlin Properties LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-25-2018
Jarrod Ball
Jarrod Ball
Notary Public in and for the State of Washington
Residing at Burlington, Washington
My appointment expires: 5/23/2021



Guardian Northwest Title

Exhibit A

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 127165, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

B. 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:

Name: Kulshan View Division No. 1
Recorded: May 28, 1980
Auditor's No.: 8005280034

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: LaVenture Partners
Dated: April 20, 1979
Recorded: April 27, 1979
Auditor's No.: 7904270010
Regarding:

By said instrument the City of Mount Vernon also acknowledged payment of \$ 3,087.03.
(Includes other property)

D. 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:

Name: Mount Vernon Short Plat LU07-030
Recorded: October 11, 2012
Auditor's No.: 201210110104
Affects: South line of subject property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: September 18, 1979
Auditor's No. 7909180048
Purpose: Sidewalk
Area Affected: West 7 feet of subject property

F. 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:

Name: Short Plat MV 16-77
Recorded: November 14, 1977
Auditor's No.: 868505

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: LaVenture Partners
Recorded: April 16, 1980
Auditor's No. 8004160056
Purpose: Overflow parking

Said Easement is a re-recording of Auditor's File No. 7904230034.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light
Recorded: July 10, 1979
Auditor's No. 7907100018
Purpose: Underground electric system and related facilities
Area Affected: A 15-foot wide strip of the subject property

I. UNRECORDED LEASES TO TENANTS IN POSSESSION

1. That Lease by and between Loughlin Properties, LLC (Landlord) and Timothy J. Marker, D.D.S., P.C. (Tenant) dated 5/25/2010, and Amended on January 24, 2017.
2. That Lease by and between Loughlin Properties, LLC (Landlord) and Dr. Janette Carroll (Tenant) dated 6/01/2009, and Amended on January 24, 2017
3. That Lease by and between Loughlin Properties, LLC (Landlord) and JL Way, DDS, MS, PS (Tenant) dated December 31, 2014.
4. That Lease by and between Loughlin Properties, LLC (Landlord) and Andrew Nalin, D.S.S. and Sheri Nalin, husband and wife (Tenant) dated 3/15/2012.