



201906200080

06/20/2019 03:32 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:

JMJS Property Management LLC  
14419 West Bow Hill Road  
Bow, WA 98232

**STATUTORY WARRANTY DEED**

19-1394

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Thomas D. Ray DVM, a single man, 13772 Rawlins Road, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to JMJS Property Management LLC, a Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: Lot 2, MV SP PL07-0330; Being a PTN of Lot B, Kulshan View Div 1

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 "B" attached hereto

Tax Parcel Number(s): P131227 & 4421-000-002-0101

Dated: June 13, 2019  
Thomas D. Ray DVM  
Thomas D. Ray DVM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2448

JUN 20 2019

Amount Paid \$ 1,073.00  
Skagit Co. Treasurer  
By man Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Thomas D. Ray, DVM is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13<sup>th</sup> day of June, 2019

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/19



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2303 Kulshan Avenue, Mount Vernon, WA 98273  
Tax Parcel Number(s): P131227 & 4421-000-002-0101

**Property Description:**

Lot 2, Mount Vernon Short Plat No. LU07-030, approved October 8, 2012, recorded October 11, 2012 under Auditor's File No. 201210110104, being a portion of Lot B, "PLAT OF KULSHAN VIEW, DIVISION NO. I", as per plat recorded in Volume 13 of Plats, Page 8, records of Skagit County, Washington.

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**EXHIBIT B**

19-1394-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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

Statutory Warranty Deed  
LPB 10-05

to above.

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

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING 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

By said instrument the City of Mount Vernon also acknowledged payment of \$ 3,087.03.

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon  
Dated: September 18, 1979  
Recorded: September 18, 1979  
Auditor's No.: 7909180048  
Purpose: Sidewalk facilities

14. 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