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09/03/2019 10:58 AM Pages: 1 of 4 Fees: \$105.50
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6695

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-3802
SEP 03 2019

Amount Paid \$0
Skagit Co. Treasurer
By *nam* Deputy

Document Title: Statutory Warranty Deed
Reference No. of Documents Released/Assigned: N/A
Grantor: LOUIS AUTO GLASS, INC., a Washington corporation
Grantee: 1721 E. COLLEGE WAY, LLC, a Washington limited liability company
Abbreviated Legal: S17, T34, R4, PTN SW ¼ NE ¼ AKA PTN TRACTS A, B, C & D, SP MV-4-81
Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 3-4
Assessor's Tax Parcel ID #: 340417-1-013-0000 / P25877 & 340417-1-013-0802 / P25885

STATUTORY WARRANTY DEED

The GRANTOR, LOUIS AUTO GLASS, INC., a Washington corporation, for and in consideration of a mere change in identity, conveys and warrants to 1721 E. COLLEGE WAY, LLC, a Washington limited liability company, all of its interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

Right to Manage Natural Resource Lands Disclosure

This property may be designated or may be within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be

EXHIBIT "A"

Site Address: 1721 E. College Way, Mt. Vernon, WA
Tax Parcel No.: 340417-1-013-0000 / P25877
340417-1-013-0802 / P25885

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows.

PARCEL A:

Tract D of Skagit County Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, in Volume 5 of Short Plats, Page 26, under Auditor's File No. 8101210002, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 40 feet of said Tract "D."

PARCEL B:

The East 15 feet of Tract A of Skagit County Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, in Volume 5 of Short Plats, Page 26 under Auditor's File No. 8101210002, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 155 feet of said Tract "A."

PARCEL C:

The West 15 feet of Tract C of Skagit County Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, in Volume 5 of Short Plats, Page 26, under Auditor's File No. 8101210002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 155 feet of said Tract "C."

PARCEL D:

A non-exclusive easement for ingress, egress and utilities, over and across the East 15 feet of the South 155 feet of Tract A of said Skagit County Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, in Volume 5 of Short Plats, Page 26, under Auditor's File No. 8101210002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

PARCEL E:

A non-exclusive easement for ingress, egress and utilities over and across the West 15 feet of the South 155 feet of Tract C of Skagit County Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, under Auditor's File No. 8101210002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

SUBJECT TO: Exhibit "B" attached hereto.

EXHIBIT "B"

EXCEPTIONS:

A. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: MV-4-81

As Follows:

1. Short Plat number and date of approval shall be included in all Deeds and Contracts;
2. Sewage Disposal by Mount Vernon City Sewer
3. Water by Skagit County Public Utility District No. 1
4. Tract "D" shall not as a result of this Short Plat be construed to have become an approved separate building site and shall be considered as a future boundary adjustment by its conveyance to *

*the adjacent owners of either Tracts "A," "B" or "C", EXCEPT that upon the provision of adequate access and utility easements to College Way, satisfactory to the City Engineer, and specific written and recorded approval is granted by said City Engineer and approved as to form by the City Attorney, said Tract "D" may then become an approved building site also.

(NOTE: As per instrument recorded August 25, 1988 under Auditor's File No. 8808250052, said Tract "D" has been approved as a building site.)

5. Construction of those minimum improvements as stipulated in Section 16.52.034, Short Plats and Subdivisions, shall be required along College Way adjacent to Tracts "A," "B" and "C" as a condition of any building permit or future subdivision.

B. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: Alvin R. Aiken
And: City of Mount Vernon
Dated: SEPTEMBER 1, 1981
Recorded: SEPTEMBER 2, 1981
Auditor's No.: 8109020015

By said instrument the City of Mount Vernon also acknowledged payment of \$545.93.
Affects Tract "D"

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Alvin R. Aiken and Eleanor E. Aiken, husband and wife
Recorded: SEPTEMBER 1, 1969
Auditor's No.: 8909010091

As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

Affects Parcel B and Parcel C.