

When recorded return to:

Ismael Vivanco and Matilde Vivanco
2030 Woodridge Street
Wenatchee, WA 98801

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1839

May 28 2020

Amount Paid \$10408.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

GNW 19-1459

THE GRANTOR(S) Polyield Summit LLC, a Limited Liability Company, 10014 272nd PI NW, APT 6, Stanwood, WA 98292,

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

in hand paid, conveys, and warrants to Ismael Vivanco and Matilde Vivanco, a married couple

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 183, REPLAT OF LOT 131 OF EAGLEMONT PHASE 1 B, DIV. 3

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): P127046

Dated: 5-28-2020

Polyield Summit LLC, a Limited Liability Company

By: [Signature]
Edward S. Young, Manager/Partner

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1459-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

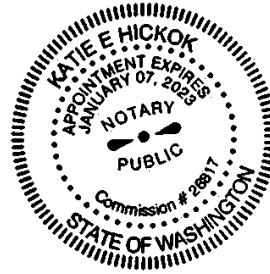
I certify that I know or have satisfactory evidence that Edward S. Young is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager/Partner of Polyield Summit LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 28th day of May, 2020

[Signature]
Signature

Notary
Title

My appointment expires: 1/23



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4628 Parkview Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P127046

Property Description:

Lot 183, "REPLAT OF LOT 131 OF EAGLEMONT PHASE I B, DIV. 3", according to the plat thereof recorded December 18, 2007 under Auditor's File No. 200712180117, records of Skagit County, Washington.

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EXHIBIT B

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1. RESERVATIONS CONTAINED IN DEED

Executed by:

James E. Moore and Myrtle Moore, his wife

Recorded:

February 4, 1942

Auditor's No:

348986

As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects: Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

2. RESERVATIONS CONTAINED IN DEED

Executed by:

Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz

Recorded:

October 22, 1918

Auditor's No:

128138

As Follows:

Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects: Southwest 1/4 of Section 27, Township 34 North, Range 4 East, W.M.

3. RESERVATIONS CONTAINED IN DEED

Executed by:

Atlas Lumber Company

Recorded:

April 18, 1914

Auditor's No:

102029

As Follows:

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 changes substantial by reason of such entry.

Affects: Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M., and other property.

4. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 9211250027:

Purpose:

Sanitary sewer, access and utility

Affects:

Various strips as delineated on the face of said Survey

5. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

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Grantee:
Puget Sound Power & Light Company

Dated:
August 8, 1993

Recorded:
August 25, 1993

Auditor's No:
9308250085

Purpose:
Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:
Cascade Natural Gas Corporation

Dated:
September 28, 1993

Recorded:
October 11, 1993

Auditor's No:
9310110127

Purpose:
Natural gas pipeline or pipelines
Area Affected:
10 feet in width per mutual agreement

7. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:
Puget Sound Power & Light Company

Dated:
August 8, 1993

Recorded:
November 2, 1993

Auditor's No:
9311020145

Purpose:
Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under

8. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:
January 11, 1994

Recorded:
January 25, 1994

Auditor's No:
9401250030

Executed by:
Sea-Van Investments Associates, a Washington General Partnership

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ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: December 11, 1995

Recorded: December 11, 1995

Auditor's No: 9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 13, 1996

Recorded: March 18, 1996

Auditor's No: 9603180110

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: January 31, 2000

Recorded: February 1, 2000

Auditor's No: 200002010099

9. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

10. 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: Eaglemont Phase I B, Division 1

Recorded: January 16, 2002

Auditor's No: 200201160127

11. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Sea-Van Investments and the City of Mount Vernon

Recorded: March 28, 2003

Auditor's Nos: 200303280230, 200303280231, 200303280232 and 200303280233

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Note: All said notices pertain to boundary line adjustments.

12. 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: Eaglemont, Phase 1A

Recorded: January 25, 1994

Auditor's No.: 9401250031

13. 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: Eaglemont, Phase I B, Division 3

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Recorded: October 25, 2004
Auditor's No.: 200410250250

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".

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:

Plat/Subdivision Name: Re-plat of Lot 131 of Eaglemont Phase 1B, Div. 3
Recorded: December 18, 2007
Auditor's No.: 200712180117

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".

15. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sea-Van, LLC
And: City of Mount Vernon, a Washington municipal corporation
Dated: May 26, 2010
Recorded: June 2, 2010
Auditor's No.: 201006020039
Regarding: Development agreement amending master plan

16. Any tax, fee, assessments or charges as may be levied by Eaglemont Homeowners Association.

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