

When recorded return to:

Khiem Tran
1505 E Division St
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2589

Jul 13 2020

Amount Paid \$3251.40

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042104

CHICAGO TITLE
620042104

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth A. Movius, who acquired title as Elizabeth A. Leckenby, a married woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Khiem Tran, a married person as his separate property

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

UNIT 8, DIVISION STREET VILLAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED DECEMBER 1, 2006, UNDER AUDITOR'S FILE NO. 200612010120 RECORDS OF SKAGIT COUNTY, WASHINGTON AND SURVEY MAP AND PLANS THEREOF RECORDED DECEMBER 1, 2006 UNDER AUDITOR'S FILE NO. 200612010119, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P125288 / 4910-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 8, 2020

Elizabeth A. Movius

Elizabeth A. Movius

Nicholas Jon Movius

Nicholas Jon Movius

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Elizabeth A. Movius and Nicholas Jon Movius are the persons who appeared before me, and they acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

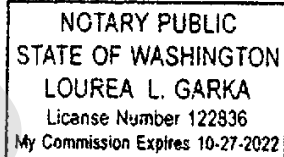
Dated: July 10, 2020Lourea L. GarkaName: Lourea L. GarkaNotary Public in and for the State of WAResiding at: BellevueMy appointment expires: 10/27/2022

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 20, 1972
Recording No.: 769880, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A 7 foot strip across Parcel C running from the Southeast corner thereof to a point approximately 200 feet North of and 59 feet West of the point of beginning
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 1, 1972
Recording No.: 773475, records of Skagit County, Washington
In favor of: Warren W. Olson and Myrtle Olson
For: Construction and maintenance of a sewer pipeline
Affects: A 5 foot strip running in an Easterly and Westerly direction across Parcel C with the centerline approximately 40 feet North of the Southerly boundary
3. Agreement, including the terms and conditions thereof; entered into;
By: Orland Nobel
And Between: TCI Cablevision of Washington, Inc.
Recorded: October 26, 1998
Recording No.: 9810260111, records of Skagit County, Washington
Providing: Cable Television Service
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 9, 2003
Recording No.: 200307090012
In favor of: TCI Cablevision of Washington, Inc.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband communications system
Recording Date: October 8, 2009
Recording No.: 200910080080
Affects: Said premises and other property
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting

EXHIBIT "A"**Exceptions
(continued)**

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: December 1, 2006

Recording No.: 200612010120, records of Skagit County, Washington

Executed By: ABK Investments, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2011

Recording No.: 201111040029

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 1, 2006; November 4, 2011

Recording No.: 200612010120; 201111040029, records of Skagit County, Washington

Imposed By: ABK Investments, LLC

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast Cable Communication Management

Purpose: Broadband Communications Services

Recording Date: February 3, 2016

Recording No.: 201602030026

9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or 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 prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated

EXHIBIT "A"

Exceptions
(continued)

NR Lands."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, dues and charges, if any, levied by Division Street Village, a Condominium Community.