

When recorded return to:

Amanda Geertgens
1517 East Division Street, Unit 7
Mount Vernon, WA 98274

GNW 21-10834

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melvin V. Huynh, as his separate estate, 16463 5th Tee Lane, Burlington, WA 98233,
for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Amanda Geertgens, an unmarried person

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:
Unit 7, Division Street Village

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): P125287

Dated: May 14th, 2021

Melvin Huynh
Melvin Huynh

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2220

May 19 2021

Amount Paid \$3957.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10834-KH

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Melvin Huynh 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: 14th day of May, 2021

Suzanne DeVries

Signature

Notary

Title

My appointment expires: 4-1-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1517 East Division Street, Unit 7, Mount Vernon, WA 98274
Tax Parcel Number(s): P125287

Property Description:

Unit 7, DIVISION STREET VILLAGE, a condominium, according to the Declaration thereof recorded December 1, 2006, under Auditor's File No. 200612010120, and any amendments thereto, 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.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10834-KH

Page 3 of 5

EXHIBIT B

21-10834-KH

1. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."
2. "Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely."

This Exception will be deleted if the County Offices are open on the day of Closing.

3. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (R.C.W. 64.32), each as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64), the Horizontal Property Regimes Act (R.C.W. 64.32) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named ABK Investments LLC, A Condominium recorded December 1, 2006 as Auditor's File No. 200612010119.

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".

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by ABK Investments, L.L.C., recorded December 1, 2006 as Auditor's File No. 200612010120.

The above has been amended in a document recorded November 4, 2011 as Auditor's File No. 201111040029.

6. Easement, affecting a portion of subject property for the purpose of broadband communication systems including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded October 8, 2009 as Auditor's File No. 200910080080

7. Easement, affecting a portion of subject property for the purpose of communication lines including terms and provisions thereof granted to Comcast of Washington IV, Inc. recorded October 8, 2009 as Auditor's File No. 200910080079

8. Easement, affecting a portion of subject property for the purpose of broadband communication systems, Inc. including terms and provisions thereof granted to TCI Cablevision of Washington, Inc. recorded July 9, 2003 as Auditor's File No. 200307090012

9. Agreement, affecting subject property, regarding MDU Service Agreement and the terms and provisions thereof between Noble Revocable Living Trust, and Noble Orland W. Jr. Trust and TCI Cablevision of Washington, Inc., recorded October 26, 1998 as Auditor's File No. 199810260111.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10834-KH

Page 4 of 5

10. Reservations, provisions and/or exceptions contained in instrument executed by Donald A. Wetsch, et al, recorded August 1, 1983 as Auditor's File No. 198308010055.
11. Easement, affecting a portion of subject property for the purpose of constructing and maintaining, etc., a sewer pipeline within the property including terms and provisions thereof granted to Warren W, Olson, and Myrtle Olson, husband and wife recorded September 1, 1972 as Auditor's File No. 773475
12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 20, 1972, as Auditor's File No. 769880.
13. Unrecorded leaseholds, if any, and rights of parties in possession, if any.
14. Any tax, fee, assessments or charges as may be levied by Division Street Village, a Condominium Community.