

202206030106

06/03/2022 03:42 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222330

Jun 03 2022

Amount Paid \$18685.00

Skagit County Treasurer

By Kaylee Oudman Deputy

When recorded return to:

Joga Singh Mann and Amrit P. Mann
4601 Beaver Pond Drive South
Mount Vernon, WA 98274

GNW 22-15650

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven S. Lee and Abby Lee, husband and wife, 4479 162nd Court Southeast, Bellevue, WA 98006,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Joga Singh Mann and Amrit P. Mann, 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 161, Eaglemont Ph 1B, Div. 5 & 6

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): P124070

Dated: 06/02/2022

Steven Lee
Steven S. Lee

Abby Lee
Abby Lee

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15650-KH

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STATE OF WASHINGTON ~~Florida~~
COUNTY OF ~~SEAGUE~~ ~~MIAMI~~ Miami-Dade

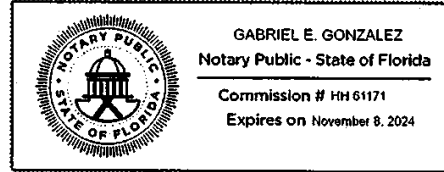
This record was acknowledged before me on 2nd day of June, 2022 by Steven S. Lee and ~~Abby Lee~~

Signature Gabriel E. Gonzalez

Online Notary / Signing Agent

Title

My appointment expires: 11/08/2024



Notarized online using audio-video communication

Proved to me on the basis of satisfactory evidence: WA DL

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ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of NEVADA)

☐ City ☒ County of Clark)

On 06/02/2022 before me, Jacqueline Harris Thornhill,
Date Notary Name

personally appeared Abby Lee
Name(s) of Signer(s)

☐ personally known to me -- OR --

☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

☒ proved to me on the basis of satisfactory evidence: driver license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



Jacqueline Harris Thornhill
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 01-69987-1
Expires May 14, 2023

WITNESS my hand and official seal.

Notary Public Signature: Jacqueline Harris Thornhill

Notary Name: Jacqueline Harris Thornhill

Notary Commission Number: 01-69987-1

Notary Commission Expires: 05/14/2023

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Statutory Warranty Deed

Document Date: 06/02/2022 Number of Pages (w/ certificate): 21

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Abby Lee

☐ Corporate Officer Title: _____
☐ Partner - ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____
☐ Partner - ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____

Signer Is Representing: _____

(21)

Notarized online using audio-video communication

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4601 Beaver Pond Drive South, Mount Vernon, WA 98274
Tax Parcel Number(s): P124070

Property Description:

Lot 161, PLAT OF EAGLEMONT PHASE IB, DIVISION NOS. 5 & 6, according to the plat thereof recorded January 10, 2006, under Auditor's File No. 200601100170, Skagit County, Washington.

EXHIBIT B

22-15650-KH

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 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.

11. Reservations contained in deed from the State of Washington, executed by, Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz recorded October 22, 1918 under Auditor's File No. 128138, reserving, 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.

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12. Reservations contained in deed from the State of Washington, executed by, Atlas Lumber Company, recorded April 18, 1914, under Auditor's File No. 102029, reserving 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.

13. 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, recorded November 25, 1992 as Auditor's File No. 9211250027.

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. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded August 25, 1993, as Auditor's File No. 9308250085.

15. Easement, affecting a portion of subject property for the purpose of gas pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation, recorded October 11, 1993, as Auditor's File No. 9310110127.

16. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded November 2, 1993, as Auditor's File No. 9311020145.

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investments Associates, a Washington General Partnership, dated January 11, 1994, recorded January 25, 1994, as Auditor's File No. 9401250030.

Above covenants, conditions and restrictions were amended on December 11, 1995, March 13, 1996 and January 31, 2000 and recorded December 11, 1995, March 18, 1996 and February 1, 2000, as Auditor's File No's. 9512110030, 9603180110 and 200002010099.

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

19. 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 Eaglemont, Phase 1B, Divisions 5 and 6, recorded January 10, 2006, as Auditor's File No. 200601100170.

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".

20. 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 Eaglemont, Phase 1A, recorded January 25, 1994, as Auditor's File No. 9401250031.

21. AGREEMENT. AND THE TERMS AND PROVISIONS THEREOF:
Between: Sea-Van, LLC

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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

22. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded March 5, 2012 as Auditor's File No. 201203050143.

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. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.