

When recorded return to:

Dustin Sonny James Van Orman and Hong Van Orman
23308 E. Sharp Ave.
Liberty Lake, WA 99019

gnw 22-15276

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erik Nielsen and Karyelle Nielsen, husband and wife, 23837 Nookachamp Hills Drive, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dustin Sonny James Van Orman and Hong Van Orman, 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 8, Skagit View Estates

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): P119821

Dated: June 20, 2022



Erik Nielsen



Karyelle Nielsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222648

Jun 27 2022

Amount Paid \$9135.30
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15276-KH

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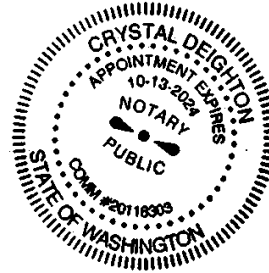
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20 day of June, 2022 by Erik Nielsen and Karyelle Nielsen.

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2408 South 15th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P119821

Property Description:

Lot 8, SKAGIT VIEW ESTATES, according to the plat thereof recorded November 15, 2002, under Auditor's File No. 200211150098, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

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10. Reservations contained in Deed from Hamilton Farm & Timber Company, a Corporation of Washington, recorded December 8, 1933, in Volume 163 of Deeds, Page 408, under Auditor's File No. 259092, substantially as follows:

"The Grantor reserves the right to drain a fifteen acre tract of land adjoining and lying North of the land herein mentioned into a ditch that Grantee agrees to dig, across the tract of land hereinbefore described and the said right of drainage shall be in perpetuity."

11. Reservations, provisions and/or exceptions contained in instrument, recorded as Auditor's File No. 667911 and 667912.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

12. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
And: City of Mount Vernon
Dated: September 16, 1996
Recorded: March 12, 1997
Auditor's No: 9703120087

Regarding: Utility and Access Easement Agreement

13. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
And: City of Mount Vernon
Dated: September 16, 1996
Recorded: March 12, 1997
Auditor's No: 9703120088

Regarding: Annexation Agreement

14. Terms and conditions of Special Use Permit Entry and Order, recorded August 12, 1996, under Auditor's File No. 9608120096.

(Said instrument being a re-recording of instrument recorded under Auditor's File No. 9606120045).

15. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 9809290163

Volume/Page: Vol. 21, pages 29 and 30
Survey Affects: Subject property

Said matters include but are not limited to the following: Various easements, fence lines and driveways which vary from lines of subdivision.

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16. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Dated: March 13, 2002

Recorded: March 19, 2002

Auditor's No: 200203190104

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

17. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skagit View Estates

Recorded: November 15, 2002

Auditor's No: 200211150098

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".

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

Dated: November 14, 2002

Recorded: November 14, 2002

Auditor's No: 200211140201

Executed by: Guy C. Willett