

When recorded return to:

Community Action of Skagit County
330 Pacific Place
Mount Vernon, WA 98273

GNW 22-15937

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loughlin Properties, LLC, a Washington Limited Liability Company, 426B 316th Street Northwest, Stanwood, WA 98292,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Community Action of Skagit County, a Washington Non-Profit Corporation

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 A, CAVIEZEL-RAGSDALE DIV. NO 1

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): P82422

Dated: Feb 8th, 2023

Loughlin Properties, LLC, a Limited Liability Company

By: Patrick J. Loughlin
Patrick J. Loughlin, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235439

Feb 09 2023

Amount Paid \$3205.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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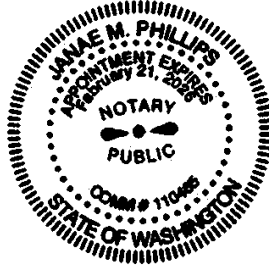
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of February, 2023 by Patrick J. Loughlin, Managing Member of Loughlin Properties, LLC.

Jane M. Phillips
Signature

Notary
Title

My commission expires: 2-21-26



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NKA Kulshan View Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P82422

Property Description:

Lot A, "Plat of Caviezel-Ragsdale Division No. 1", as per plat recorded in Volume 13 of Plats, page 41, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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EXHIBIT B

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10. "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."

11. 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 Mount Vernon SP MV 16-77 recorded November 14, 1977 as Auditor's File No. 868505.

12. 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 Plat of Kulshan View Division No. 1 recorded May 28, 1980 as Auditor's File No. 8005280034.

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 named Plat of Caviezel-Ragsdale Division No. 1 recorded June 30, 1981 as Auditor's File No. 8106300042.

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 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 Mount Vernon SP MV: LU07-030 recorded October 11, 2012 as Auditor's File No. 201210110104.

15. Reservations, provisions and/or exceptions contained in instrument executed by the State of Washington, recorded as Auditor's File No. 127165.

"[...]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 damages sustained by reason of such entry. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone minerals and other products from that and other property[...]"

16. Easement, affecting a portion of subject property for the purpose of overflow parking including terms and provisions thereof granted to LaVenture Partners, a Washington General Partnership recorded April 16, 1980 as Auditor's File No. 8004160056

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