06/23/2023 09:55 AM Pages: 1 of 6 Fees: \$208.50

Skagit County Auditor, WA

When recorded return to: Martin P. Verdoes 1521 E Division Street Unit 9 Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20237005 Jun 23 2023 Amount Paid \$3669.00 Skagit County Treasurer By Kaylee Oudman Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620054180

(120054180)

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen Peirolo, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Martin P. Verdoes, an unmarried person

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

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

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

UNIT 9, DIVISION STREET VILLAGE, A CONDO COMMUNITY

Tax Parcel Number(s): P125289 / 4910-000-009-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: _

Karen Peirolo

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON

License Number 183699 My Commission Expires 03-01-2024

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P125289 / 4910-000-009-0000

UNIT 9, "DIVISION STREET VILLAGE, A CONDOMINIUM COMMUNITY," AS PER SURVEY MAP AND PLANS RECORDED DECEMBER 1, 2006, UNDER AUDITOR'S FILE NO. 200612010119, AND CONDOMINIUM DECLARATION AS RECORDED DECEMBER 1,2006, UNDER AUDITOR'S FILE NO. 200612010120, AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recording Date:

June 20, 1972

Recording No.:

769880

In favor of:

Puget Sound Power & Light Company

For: Electric transmission and/or distribution line

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recording Date:

September 1, 1972

Recording No.:

773475

In favor of:

Warren W. Olson and Myrtle Olson

For:

Construction and maintenance of a sewer pipeline

3. Agreement, including the terms and conditions thereof; entered into;

Between:

Orland Nobel and TCI Cablevision of Washington, Inc.

Recording Date:

October 26, 1998

Recording No.:

9810260111

Providing:

Cable Television Service

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recording Date:

July 9, 2003

Recording No.:

200307090012

In favor of:

TCI Cablevision of Washington, Inc.

 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, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability,

EXHIBIT "B"

Exceptions (continued)

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 applicable law, as set forth on Survey Map and Plans:

Recording No: 200612010119

7. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Condominium Declaration

Recording Date: December 1, 2006 Recording No.: 200612010120

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 4, 2011 Recording No.: 201111040029

- Lien of assessments levied pursuant to the Declaration for Division Street Village, A Condo to the extent provided for by Washington law.
- 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

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 11. Assessments, if any, levied by Mt Vernon.
- 12. City, county or local improvement district assessments, if any.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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| The follo | wing is part of the Purchase and | Sale Agreeme | nt dated | June 03, 2023 | | |
|---|---|---------------------------------|----------------------------|-----------------------|--------------|------------------|
| between | | | | | ("E | Buyer") |
| Dottedin | Buyer | Buyer | | | | - 11 1 73 |
| and | Karen Peirolo | Seller | <u></u> . | | ("; | Seller") |
| concerni | | Moun | t Vernon | WA 98274 State Zip | (the "Pro | perty") |
| Buyer is aware that 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 NR Lands. | | | | | | |
| Seller a Auditor's | and Buyer authorize and direct soffice in conjunction with the de | the Closing A ed conveying t | gent to rec he Property | cord this Disclose | ure with the | County |
| Buyer | intin Verdoes | 6-3-23 Date | Kari Seller | en Peirolo | 06/03/2 | 3 Date |
| Buyer | : | Date | Seller | | | Date |