

202309290010

09/29/2023 09:39 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Ludwig Suju
307 East Division Street, E
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238226

Sep 29 2023

Amount Paid \$5445.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-19193-TB

THE GRANTOR(S) *Elayna Simmons and John Simmons*, a married couple,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to *Ludwig Suju*, an unmarried person

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

Unit 1-E, Building 1, "VERNON HEIGHTS CONDOMINIUM," as per Survey Map and Plans thereof recorded under Auditor's File No. 9408260062, in Volume 15 of Plats, pages 189 through 194; inclusive, records of Skagit County, Washington, and as further set forth and defined in that certain "Declaration of Condominium Subdivision and Covenants, Conditions, Restrictions and Reservations for Vernon Heights Condominium," recorded under Auditor's File No. 9408260063, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Unit 1-E, Building 1, Vernon Heights Condo

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 "A" attached hereto

Tax Parcel Number(s): P105845/ 4635-001-005-0004

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19193-TB

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Dated: 09/25/2023

Elayna Simmons
Elayna Simmons

John Simmons
John Simmons

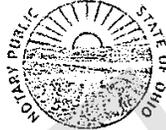
STATE OF WASHINGTON Ohio
COUNTY OF SKAGIT Hamilton

This record was acknowledged before me on 25th day of September, 2023 by Elayna Simmons and John Simmons.

Kenyatta Dotson
Signature

Notary Public
Title

My commission expires: 7-1-2026



KENYATTA DOTSON
Notary Public
State of Ohio
My Comm. Expires
July 1, 2026

EXHIBIT A

23-19193-TB

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. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: December 3, 1993

Recorded: December 8, 1993

Auditor's No. 9312080143

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Location: East 10 feet of the Plat

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a municipal corporation

Dated: October 11, 1993

Recorded: October 14, 1993

Auditor's No: 9310140068

Purpose: Sanitary Sewer Line or Lines

Statutory Warranty Deed
LPB 10-05

Area Affected:

A 20 foot wide non-exclusive easement for said sewer line(s), also for ingress, egress and utilities over, across and under the East 5 feet of Lots 3 - 10, Block 18, "Plat of Vernon Heights Addition to Mount Vernon, as per plat recorded in Volume 2 of Plats, page 108, records of Skagit County, Washington.

11. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) 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

12. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded August 26, 1994 as Auditor's File No. 9408260063 may be contained in the bylaws adopted pursuant to said Declaration.

ABOVE DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Amendment Dated: March 9, 1995 and April 20, 2009
Recorded: March 9, 1995 and May 4, 2009
Auditor's No.: 9503090036 and 200905040154

13. Matters set forth in the By-Laws for the Homeowner's Association as said By-Laws are disclosed by the "Declaration" recorded under Auditor's File No. 9408260063 and Resolution recorded under Auditor's File No. 9503080055.

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 Vernon Heights Condominium recorded August 26, 1994 as Auditor's File No. 9408260062.

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".

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Comcast of Washington IV, Inc., recorded March 8, 2010, as Auditor's File No. 201003080058.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05