

When recorded return to:

Visio Properties, LLC  
10851 Samish Beach Lane  
Bow, WA 98232SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20239153

Dec 26 2023

Amount Paid \$19886.00  
Skagit County Treasurer  
By Lena Thompson Deputy

23-18817

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Douglas R. Diener and Retha C. Evans, Trustees of The Diener-Evans Trust dated February 5, 2008, 1455 Yacht Haven Road, Friday Harbor, WA 98250,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Visio Properties, LLC, a Washington Limited Liability Company

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. PG. 3

Abbreviated legal description: Property 1:

Section 18, Township 34 North, Range 4 East, Ptn. NE 1/4 (aka Lot 4, MV-1- 94 BSP)

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): P107492

Dated: 10/12/2023

The Diener-Evans Trust dated February 5, 2008

By: Douglas R. Diener, Trustee  
Douglas R. Diener, TrusteeBy: Retha C. Evans, Trustee  
Retha C. Evans, TrusteeStatutory Warranty Deed  
LPB 10-05

Order No.: 23-18817-KH

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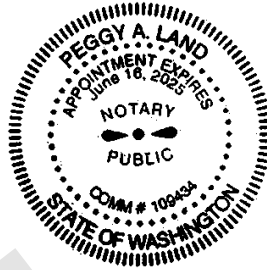
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 12 day of <sup>October</sup> ~~November~~, 2023 by Douglas R. Diener and Retha C. Evans, Trustees of The Diener-Evans Trust dated February 5, 2008.

Signature

Title

My commission expires:



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1930 Market Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P107492

**Property Description:**

Lot 4 of the City of Mount Vernon Binding Site Plan No. MV-1-94 BSP, approved May 31, 1994, and recorded May 31, 1994 under Auditor's File No. 9405310129, in Volume 11 of Short Plats, page 77 to 81, inclusive, records of Skagit County, Washington; EXCEPT the North 100 feet of said Lot 4, being a portion of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M..

Statutory Warranty Deed  
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**EXHIBIT B**

23-18817-KH

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Binding Site Plan #MV-1-94 BSP

Recorded: May 31, 1994

Auditor's No: 9405310129

10. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: September 9, 1994

Recorded: October 3, 1994

Auditor's No: 9410030099

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location: A 10 foot wide strip, the exact location of which is not disclosed. Being described "as constructed or to be Constructed".

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

Dated: March 2, 1995

Recorded: March 8, 1995

Auditor's No: 9503080064

Executed by: Safeway, Inc., a Delaware Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: October 16, 1995 Recorded: October 19, 1995 Auditor's No: 9510190001

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: September 12, 1996 Recorded: September 23, 1996 Auditor's No: 9609230087

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 19, 1997 Recorded: March 20, 1997 Auditor's No: 9703200098

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: July 8, 1997 Recorded: July 11, 1997 Auditor's No: 9707110082

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

Dated: February 7, 1997

Recorded: March 13, 1997

Auditor's No: 9703130116

Executed by: Safeway, Inc.

13. COVENANTS, CONDITIONS AND RESTRICTION CONTAINED IN MEMORANDUM OF LEASE, AND THE TERMS AND PROVISIONS THEREOF:

Lessor: 42nd/Geary Partners, L.P.

Lessee: Office Depot, Inc.

Dated: August 26, 1997

Statutory Warranty Deed  
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Recorded: December 2, 1997  
Auditor's No: 9712020001

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon

Dated: July 16, 2004

Recorded: July 20, 2004

Auditor's No.: 200407200103

Purpose: Sidewalk and utility purposes and facilities as set forth therein

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey

Recorded: August 10, 2004

Auditor's No.: 200408100058