

202404030028

04/03/2024 11:19 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Curtis Paul Jennette and Thu-hong Thi Le
3227 Deol Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240114

Apr 03 2024

Amount Paid \$11520.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-19491-KH

THE GRANTOR(S) **Anthony Slater and Rachel Saldivar, a married couple,**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Curtis Paul Jennette, an unmarried person, and Thu-hong Thi Le, an unmarried person**

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

Lot 6, Deol Estates, according to the Plat thereof recorded under Auditor's File No. 202009290100 in the records of Skagit County.

Situated in Skagit County, State of Washington.

Abbreviated legal description: Property 1:
Lot 6, Deol 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 "A" attached hereto

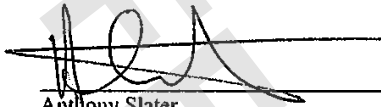
Tax Parcel Number(s): P135262/6076-000-006-0000

Statutory Warranty Deed
LPB 10-05

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Dated: 3-18-24



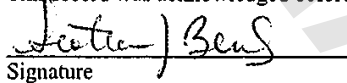
Anthony Slater



Rachel Saldivar

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18th day of March, 2024 by Anthony Slater and Rachel Saldivar.

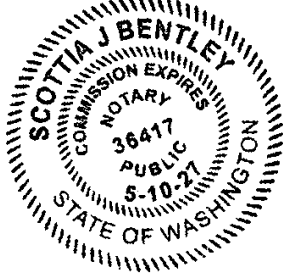


Signature

Notary

Title

My commission expires: 05/10/27



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EXHIBIT A

23-19491-KH

9. Easement, affecting a portion of subject property for the purpose of Electric transmission and/or distribution line, together with necessary appurtenances including terms and provisions thereof granted to Puget Sound Power & Light Company recorded April 26, 1949 as Auditor's File No. 430666.

10. Easement, affecting a portion of subject property for the purpose of Pipe or pipes, line or lines for the transportation of water including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County recorded May 7, 1951 as Auditor's File No. 460526

11. Regulatory notice/agreement regarding Alternative Sewage System Installations that may include covenants, conditions and restrictions affecting the subject property dated April 17, 1991, recorded April 17, 1991 as Auditor's File No. 9104170049 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Regulatory notice/agreement regarding Consent to Change of Grade that may include covenants, conditions and restrictions affecting the subject property dated July 3, 2000, recorded September 6, 2000 as Auditor's File No. 200009060031 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

13. Terms and conditions of Easement for Storm Water Drainage dated March 25, 2009 recorded March 27, 2009 as Auditor's File No. 200903270072.

14. Regulatory notice/agreement regarding City of Mount Vernon Resolution No. 934 and Development Agreement that may include covenants, conditions and restrictions affecting the subject property dated July 27, 2017, recorded August 8, 2017 as Auditor's File No. 201708080045 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

15. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on October 6, 2017 and recorded October 16, 2017, as Auditor's File No. 201710160199.

16. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies

Statutory Warranty Deed
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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 Deol Estate, a Plat Community recorded on September 29, 2020 as Auditor's File No. 202009290100.

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".

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Transworld Investment Group LLC, recorded on September 29, 2020 as Auditor's File No. 202009290101.

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.

18. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property recorded March 27, 2017 and May 7, 2021 as Auditor's File Nos. 201703270150 and 202105070113.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A