



202504170045

04/17/2025 01:37 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded, Return to:

Laventure Group LLC
PO Box 159
Arlington, WA 98223

Condominium Sale Prohibition Covenant

Grantor(s) : Laventure Group LLC

Grantee: The State of Washington

Legal Description:

Abbreviated form: PTN SE 1/4 of SE 1/4 of S20, T34, R4, Beg 297' E of W line of E30 Rods on N line of Section St; E to W line of E30" (Laventure St. per AFN 869709); N 660' ; W to pt N of POB; S to POB EXC S 215' to C/L of R/W (Approx 1.75 acres)

Full legal description on Exhibit A

Assessor's Property Tax Parcel or Account Number: P26686

This covenant is being recorded in the real property records of Skagit County, Washington, in satisfaction of the requirements of RCW 64.55.010 through 64.55.090. The undersigned grantor ("Owner") is the owner of the property described on Exhibit A (the "Property"), which is addressed in the records of the City of Mount Vernon Department of Construction and Inspections as 1011 S Laventure Road Mount Vernon, WA 98274 (P26686). The Owner irrevocably covenants and agrees:
Until termination of this covenant, no dwelling unit in or on the Property may be sold as a condominium unit except for sales listed in RCW 64.34.400(2). This covenant terminates on the earlier of either: (a) Compliance with the requirements of RCW 64.55.090, certified by the Owner of the Property in a recorded supplement hereto; or (b) the fifth anniversary of the date of first occupancy of a dwelling unit as certified by the Owner in a recorded supplement hereto.
This covenant shall run with the land and shall bind the grantor and the grantor's heirs, personal representatives, successors in interest and assigns.

(CORPORATE OWNER, PARTNERSHIP OWNER, LIMITED LIABILITY COMPANY
OWNER/OTHER LEGAL ENTITY OWNER—attach more pages if needed)

Dated: 4/16/2025

State of Washington)
) ss
County of Snohomish)

Laventure Group LLC
(Full Legal Name of Entity)

By: [Signature]
Signature

Scott Wammack
Printed Name

Managing Member
Title

I certify that I know or have satisfactory evidence that Scott Wammack is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the managing member (type of authority, e.g., partner, trustee, title of officer, personal representative, guardian, attorney in fact for a principal, etc.) of Laventure Group LLC (name of owner/entity on behalf of whom instrument was executed), to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

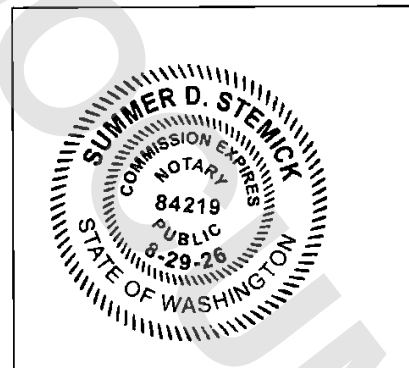
Date: April 16 2025

[Signature]
NOTARY PUBLIC in and for the State of Washington

Residing at Arlington

My commission expires: 8/29/2026

PRINT NAME: Summer D Stemick



Use this space for Notary Seal

EXHIBIT A TO CONDOMINIUM SALE PROHIBITION COVENANT**COMPLETE LEGAL DESCRIPTION OF PROPERTY SUBJECT TO COVENANT:**

THAT PORTION OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34, RANGE 4 EAST DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE ROAD ALONG THE SOUTH LINE OF THE SAID SUBDIVISION, COMMONLY KNOWN AS SECTION STREET, AT A POINT WHICH LIES 297 FEET EAST OF THE WEST LINE OF THE EAST 30 RODS OF THE SAID SUBDIVISION; THENCE EAST ALONG THE SAID NORTH LINE TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITORS FILE NO. 869709 FOR LAVENTURE STREET; THENCE NORTH ALONG THE SAID WEST LINE A DISTANCE OF 660 FEET; THENCE WEST TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING. EXCEPT THE SOUTH 215 FEET TO CENTER RIGHT OF WAY THEREOF.