

AFTER RECORDING MAIL TO:  
Ms. Heather N. Atkinson  
1419 Eaglemont Place  
Mount Vernon, WA 98274



200207180085  
Skagit County Auditor

7/18/2002 Page 1 of 6 3:18PM

FIRST AMERICAN TITLE CO.

69108-2  
**STATUTORY WARRANTY DEED**

Escrow No. 220278  
Title Order No. 00069108

**THE GRANTOR** Tyler J. Platt and Morgan R. Macauley Platt, Husband and Wife  
dba Northshore Construction

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to

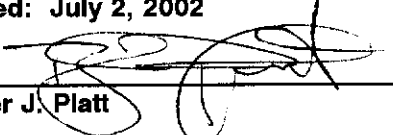
Sharon M. Atkinson and Willard T. Atkinson, Wife and  
Husband and Heather N. Atkinson, A single woman as joint tenants  
the following described real estate, situated in the County of Skagit, State of Washington: *in common*

Legal Description is attached hereto and by this reference a part hereof

Assessor's Property Tax Parcel/Account Number(s): 4765-000-014-000 P117433

SUBJECT TO: Subject To's are attached hereto and by this reference made a part hereof.

Dated: July 2, 2002

  
Tyler J. Platt

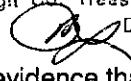
  
Morgan R. Macauley Platt

# 3257  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

by: Tyler J. Platt, her Attorney-In-Fact

State of Washington

County of Snohomish

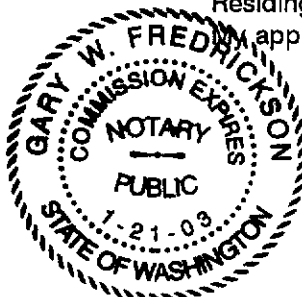
JUL 18 2002  
Amount Paid \$ 4022.80  
By  Deputy

I certify that I know or have satisfactory evidence that Tyler J. Platt is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 03, 2002

  
Notary Public in and for the State of Washington  
Residing at ARUNSTON  
My appointment expires 01-21-03

Continued on Page No. 2



State of Washington

}ss.

County of Snohomish

I certify that I know or have satisfactory evidence that Tyler J. Platt is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Attorney-In-Fact of Morgan R. Macauley Platt to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 03, 2002



[Signature]  
Notary Public in and for the State of Washington

Residing at ARLINGTON

My appointment expires 01-21-03



Skagit County Auditor

7/18/2002 Page 2 of 6

3:18PM

**A. RESERVATIONS CONTAINED IN DEED:**

Executed By: James E. Moore & Myrtle Moore, his wife  
Recorded: February 4, 1942  
Auditor's No.: 348986  
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects: Northeast 1/4 of the Southwest 1/4; EXCEPT the  
Northwest 1/4 thereof, all in Section 27, Township 34  
North, Range 4 East, W.M.

**B. RESERVATIONS CONTAINED IN DEED:**

Executed By: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett Fleitz  
Recorded: October 22, 1918  
Auditor's No.: 128138  
As Follows:

Undivided 1/2 in all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects: Southwest 1/4 of Section 27, Township 34 North, Range 4  
East, W.M.

**C. RESERVATIONS CONTAINED IN DEED:**

Executed By: Atlas Lumber Company  
Recorded: April 18, 1914  
Auditor's No.: 102029  
As Follows:

Reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry.

Affects: Southeast 1/4 of Section 27, Township 34 North,  
Range 4 East, W.M., and other property

**D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY,  
RECORDED UNDER AUDITOR'S FILE NO. 9211250027:**

Purpose: Sanitary sewer, access and utility  
Affects: Various strips as delineated on the face of said survey

**E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Dated: August 8, 1993  
Recorded: August 25, 1993  
Auditor's No.: 9308250085  
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

Area Affected:

A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M. (This easement may be superseded at a later date by a document with a more specific easement description based on an as built Survey furnished by Grantor at no cost to Grantee.)



200207180085

Skagit County Auditor

**F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Dated: September 28, 1993  
Recorded: October 11, 1993  
Auditor's No.: 9310110127  
Purpose: Natural gas pipeline or pipelines  
Area Affected: 10 feet in width per mutual agreement

**G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Dated: August 8, 1993  
Recorded: November 2, 1993  
Auditor's No.: 9311020145  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under  
Location:

Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

(continued on next page)

Easement No. 2: A strip of land 10 feet in width, across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: A strip of land 20 feet in width parallel to and coincident with the boundaries of Waugh Road as designed, platted and/or constructed within the above described property.

**H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:**

Dated: January 11, 1994  
Recorded: January 25, 1994  
Auditor's No.: 9401250030  
Executed by: Sea-Van Investments Associates, a Washington general partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: December 11, 1995  
Recorded: December 11, 1995  
Auditor's No: 9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: March 13, 1996  
Recorded: March 18, 1996  
Auditor's No: 9603180110

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: January 31, 2000  
Recorded: February 1, 2000  
Auditor's No: 200002010099

Terms and conditions (including, but not limited to easements and set-back requirements) as set forth in said instrument recorded under Auditor's File No. 9401250030.

**I.** Matters as disclosed and/or delineated on the face of Plat "Egglemont, Phase 1A", as recorded in Volume 15 of Plats, pages 130 - 146, records of Skagit County.

**J.** Easement and set-back requirements in the covenants to Egglemont, recorded under Auditor's File No. 9401250030.



200207180085  
Skagit County Auditor

**K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Sea-Van Investments Associates, a Washington general partnership  
Dated: May 15, 2000  
Recorded: May 23, 2000  
Auditor's No: 200005230026  
Purpose: Non-exclusive perpetual easement for ingress, egress and utilities  
Area Affected: On and over a portion of the subject property

**L. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Dated: August 21, 2000  
Recorded: September 6, 2000  
Auditor's No: 200009060009  
Purpose: "...remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity..."  
Area Affected:

Easement No. 1: As constructed or to be constructed on the temporary road and utility easement described on the attached Exhibit "A". (Grantor shall insure that the road is maintained at all times for to provide access for the maintenance of the Grantee's electrical facilities).

Easement No. 2: A strip of land 10 feet in width being parallel to and coincident with the temporary road and utility easement described on the attached Exhibit "A".

**M. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Eaglemont Phase 1E  
Recorded: October 30, 2000  
Auditor's No: 200010300157


**N. Any question of access to the subject plat from Waugh Road. Subject access road described as temporary.**

**O. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:**

Dated: July 26, 2001  
Recorded: September 7, 2001  
Auditor's No: 200109070149  
Executed by: Sea-Van Investment Association

**P. Matters as disclosed and/or delineated on the face of the following recorded Survey:**

Recorded: February 19, 2002  
Auditor's No: 200202190167  
(Copy Attached)

  
200207180085  
Skagit County Auditor  
7/18/2002 Page 5 of 6 3:18PM

Municipal assessments, if any, levied by the City of Mount Vernon.

This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

Any tax, fee, assessments or charges as may be levied by Eaglemont Homeowner's Association.

NOTICE OF IMPACT FEE SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by Ordinance of the City of Mount Vernon on either an interim or permanent basis.

SEWER CREDIT SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

Pursuant to Ordinance 2386, Section 98, each dwelling unit in this plat shall receive a one time credit of \$705.00, to be applied toward the capacity charge of the sewer connection fees.



200207180085

Skagit County Auditor

7/18/2002 Page 6 of 6

3:18PM