

AFTER RECORDING MAIL TO:

**Kurt Dilworth
1618 South 13th Street
Mt. Vernon, WA98273**



200411300114
Skagit County Auditor

11/30/2004 Page 1 of 4 3:05PM

**Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83066**

Statutory Warranty Deed

Grantor(s): Jeffrey V. Caulk and Mia K. Caulk

FIRST AMERICAN TITLE CO.

Grantee(s): Kurt Dilworth

Assessor's Tax Parcel Number(s): P116361, 4744-000-012-0000

83066-E

THE GRANTOR Jeffrey V. Caulk and Mia K. Caulk, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kurt Dilworth, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, Eaglemont Phase 1C, according to the plat thereof recorded on February 1, 2000, under Auditor's File No. 200002010036, records of Skagit County, Washington.

SUBJECT TO: Exceptions as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: November 18, 2004

Jeffrey V. Caulk

Mia K. Caulk

**STATE OF Washington }
COUNTY OF SKAGIT } SS:**

I certify that I know or have satisfactory evidence that Jeffrey V. Caulk and Mia K. Caulk, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11/29/04

**Notary Public in and for the State of Washington
Residing at Ferndale
My appointment expires: 06/19/07**

**NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007**

**6404
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

NOV 30 2004

**Amount Paid \$ 5286.60
By LD Skagit Co. Treasurer Deputy**

Exceptions:

A. RESERVATIONS CONTAINED IN DEED

Executed by: James E. Moore and 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 AND PROVISIONS CONTAINED THEREIN:

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

Affects:

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).



200411300114
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 AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: November 2, 1993
Auditor's No: 9311020145
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:

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).

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:

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:

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

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 THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Eaglemont, Phase 1A
Recorded: January 25, 1994
Auditor's No: 9401250031 Vol. 15 of Plat



200411300114
Skagit County Auditor

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

Plat/Subdivision Name: Plat of Eaglemont, Phase 1C
Recorded: February 1, 2000
Auditor's No: 200002010036

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

Dated: February 1, 2000
Recorded: February 1, 2000
Auditor's No: 200002010100
Executed by: Sea-Van Investment Association



200411300114

Skagit County Auditor