

AFTER RECORDING MAIL TO:
Heather Waldron
1419 Eaglemont Place
Mount Vernon, WA 98274



200505240125
Skagit County Auditor

5/24/2005 Page 1 of 5 11:57AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84671

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

A84671-1

Grantor(s): Willard T. Atkinson, Sharon M. Atkinson and Heather N. Atkinson
Grantee(s): Heather Waldron
Assessor's Tax Parcel Number(s): 4765-000-014-0000, P117433

THE GRANTOR Sharon M. Atkinson and Willard T. Atkinson, wife and husband and Heather N. Atkinson, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Heather Waldron, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "PLAT OF EAGLEMONT, PHASE 1E", as recorded October 30, 2000 under Auditor's File No. 200010300157, records of Skagit County, State of Washington;

EXCEPT that portion of Lot 14, "PLAT OF EAGLEMONT PHASE 1E", as per plat recorded under Skagit County Auditor's File No. 200010300157, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 14; thence South 72 degrees 18'16" West, 87.98 feet along the North line of said Lot 14 to the Northwest corner thereof; thence South 13 degrees 53'59" East, 5.00 feet along the West line of said Lot 14 to a point that bears South 69 degrees 04'15" West from the point of beginning; thence North 69 degrees 04'15" East, 88.44 feet, more or less to the point of beginning.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: May 20, 2005

Willard T. Atkinson

Heather N. Atkinson

Sharon M. Atkinson

#2579
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

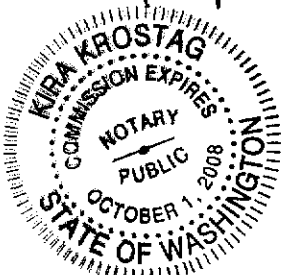
MAY 24 2005

Amount Paid \$ 5126.40
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Willard T. Atkinson, Sharon M. Atkinson and Heather N. Atkinson, 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: 5/23/05



Notary Public in and for the State of Washington
Residing at MOUNT VERNON
My appointment expires: 10/01/2008

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



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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.)

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.)

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.



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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

1. Know all Men by these presents that Sea-Van Investments Association, a Washington partnership and ChinaTrust Bank (USA), owners in fee simple or contract purchaser and mortgage holder of the land hereby platted, declares this Plat and dedicates to the use of the public forever the streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes. Also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this Plat in the original reasonable grading of the streets and avenues shown hereon.

2. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the Plat, in which to lay , install, construct, renew, operate maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

3. An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.



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4. Pursuant to Ordinance No. 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 fee.

5. Tract 309 is designated and reserved for open space and buffer and is to be owned by Eaglemont Homeowner's Association. Tracts 308 and 310 are designated and reserved for open space and wetland buffer and are to be owned by the City of Mount Vernon.

6. Utility Sources:

- ~ Telephone - G.T.E.
- ~ Power - Puget Sound Energy
- ~ Television - T.C.I. Cablevision
- ~ Storm Drainage - City of Mount Vernon
- ~ Sanitary Sewer - City of Mount Vernon
- ~ Water - P.U.D. No. 1 of Skagit County
- ~ Gas - Cascade Natural Gas

7. An easement over Tract 308 is granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands shown on this Plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on grantors property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

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:

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



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