

Pumphrey
When recorded return to:
Charles ~~Pumphrey~~ and Carmen Pumphrey
4304 Landmark Drive
Mount Vernon, WA 98274



201005250014
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE COMPANY
Island Division

770 NE Midway Blvd.
Oak Harbor, WA 92877

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Order No.: 620010023

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Laurence T. Linde and Gail A. Linde, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) Ten Dollars and Other Valuable Consideration (\$10.00)

in hand paid, conveys, and warrants to Charles E. ~~Pumphrey~~ *Pumphrey* and Carmen A. ~~Pumphrey~~ *Pumphrey*, Husband and Wife

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

Lot 26 and an undivided One-Half interest in the Access Tract to Lots 26 and 27, EAGLEMONT PHASE 1A, according to the plat thereof, recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4621-000-026-0005 P104293

Subject to: Restrictions, reservations and easements of Record. See Exhibit "A" and "B" attached hereto and by reference made a part hereof.

Dated: May 18, 2010

Laurence T. Linde

Laurence T. Linde

Gail A. Linde

Gail A. Linde

1479
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 25 2010

Amount Paid: 7214.⁰⁰
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that LAURENCE T. LINDE AND GAIL A. LINDE ~~they~~ (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 20, 2010 ^{th MICO} MARCIE K. PALECK

Marcie K. Paleck
Signature

Escrow Officer
Title

My appointment expires: October 15 2012

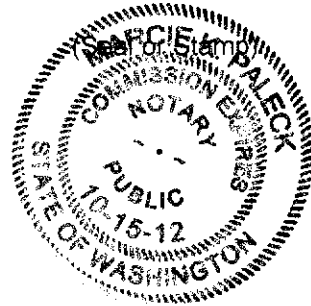


EXHIBIT "A"

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: 10 foot right-of-way contract
Recording Date: October 11, 1993
Recording No.: 9310110127

Note: Exact location and extent of easement is undisclosed of record.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 2, 1993
Recording No.: 9311020145
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage and 20 feet parallel with Waugh Road

Easement provisions contained on the face of said plat.

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

Purpose: Utilities and other undisclosed purposes
Affects: The exterior 10 feet adjacent to street frontage

Provisions contained on the face of said plat.

Dedication contained on the face of said plat.

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 25, 1994
Recording No.: 9401250030
Executed by: Sea-Van Investments Association

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995, March 18, 1996, and February 1, 2000
Recording No.: 9512110030, 9603180110, 200002010099 and 200002010100

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s):

Recorded: January 25, 1994
Auditor's No(s): 9401250030
Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):

Recorded: December 11, 1995
Auditor's No(s): 9512110030

Notes disclosed on the face of survey recorded in Volume 13 of Surveys, page 152, under Auditor's File No. 9212100080, records of Skagit County, Washington.

Notes as disclosed on the face of said plat.

Notice of Impact Fees as disclosed on the face of said plat.



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Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 20, 1995

Recording No.: 9512200068

Executed by: Sea-Van Investments, Assoc.

As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee

Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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 damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 349044

As follows: Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided however, that the grantor, its successors or assigns shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

Agreement, including the terms and conditions thereof, entered into;

By: Sea-Van Associates, Inc.

And Between: David G. Richardson and T. Michelle Richardson, husband and wife

Recording Date: February 22, 1996

Recording No.: 9602220028

Affects: Said premises



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EXHIBIT "B"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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