

When recorded return to:
Ken Coffman and Judy Coffman
4712 Parkview Lane
Mount Vernon, WA 98274



201008120074
Skagit County Auditor

8/12/2010 Page 1 of 3 3:27PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011161

QUIT CLAIM DEED

THE GRANTOR(S)

JUDY A. COFFMAN, wife of KENNETH L. COFFMAN

for and in consideration of No consideration per WAC 458-61A-203 To Combine Community Property in hand paid, conveys and quit claims to

KENNETH L. COFFMAN and JUDY A. COFFMAN, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

Lot 128, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded October 25, 2004, under Auditor's File No. 200410250250, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P122230, 4844-000-128-0000

Subject to Restriction, Reservations and Easements of Record. See Exhibit "A" attached hereto and by reference made a part hereof.

Dated: August 6, 2010

Judy A. Coffman
JUDY A. COFFMAN

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

JUDY A. COFFMAN

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 6 2010

Marcie Walech
Name:

Notary Public in and for the State of Washington,
Residing at: Mount Vernon

My appointment expires: October 15 2012

2455
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 12 2010

Amount Paid \$ 0
By Sum Skagit Co. Treasurer Deputy

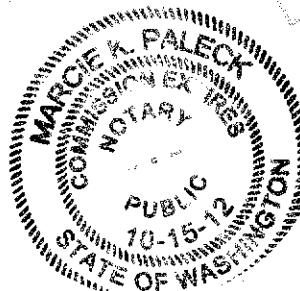


EXHIBIT "A"

Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1993
Auditor's No(s): 9310110127, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: 10 foot right-of-way contract

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

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 2, 1993
Auditor's No.: 9311020145, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
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

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, 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 on EAGLEMONT PHASE 1A:

Recording No: 9401250031, records of Skagit County, Wa

Easement delineated on the face of said plat;
For: Utilities and other undisclosed purposes
Affects: The exterior 10 feet adjacent to street frontage

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 7, 2003
Auditor's No(s): 200308070005, records of Skagit County, Washington
In favor of: Comcast of Washington, IV, Inc.
For: Installation and Maintenance of Cable

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: January 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Association

AMENDED by instrument:
Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

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, records of Skagit County, Washington
Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):
Recorded: December 11, 1995
Auditor's No(s): 9512110030, records of Skagit County, Washington



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Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, 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 on Survey :

Recording No: 9212100080, records of Skagit County, Wa

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 5, 1999

Auditor's No(s): 9901050007, records of Skagit County, Washington

Executed By: Seavan Investments

As Follows: Grantees herein acknowledge that in the event construction shall not commence as required during the times stated in the CC & R's. The Grantor herein shall have the right to repurchase the subject property for a cash price equal to the selling price agreed herein, which shall be exercised by the Grantor, at Grantors sole discretion, during a sixty (60) calendar day period beginning the day after the fourth anniversary of the closing of this transaction, provided however, that the Grantors option to repurchase shall be null and void if Grantee fully complies with all terms of the purchase and sale agreement.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, 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 on EAGLEMONT, PHASE 1B, DIVISION 3:

Recording No: 200410250250, records of Skagit County, Wa

Easement delineated on the face of said Plat of Eaglemont, Phase 1B, Division 3;

For: Private storm drain

Affects: A 20 foot strip across said premises



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