



201008170030

Skagit County Auditor

8/17/2010 Page

1 of

3

1:35PM

When recorded return to:

Brent M. Forsyth
 Jeffrey D. Buckley
 1500 Eaglemont Place
 Mount Vernon, WA 98274

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY

425 Commercial, PO BOX 638
 Mount Vernon, WA 98273
 Order No.: 620011259 ✓

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott D. Niemann and Catherine F. Niemann, husband and wife

for and in consideration of Ten (\$10.00) dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Brent M. Forsyth, an unmarried individual and Jeffrey D. Buckley, an unmarried individual

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

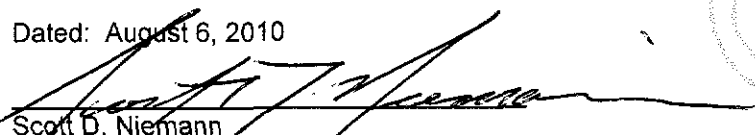
Lot 6, EAGLEMONT PHASE 1E, according to the plat thereof, recorded October 30, 2000, under Auditor's File No. 200010300157, records of Skagit County, Washington.

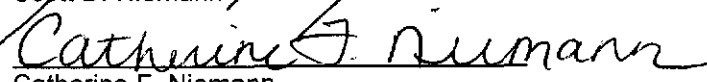
Situating in Skagit County, Washington.

Tax Parcel Number: 4765-000-006-0000 P117425

Subject To: Covenants, conditions, restrictions and exception of record as more fully disclosed in Schedule B, Special Exceptions, Paragraphs 1 thru 12, Chicago Title Insurance Company Order 620011259, which is attached hereto and made a part hereof and Skagit County Right To Farm Ordinance, which is attached.

Dated: August 6, 2010


 Scott D. Niemann


 Catherine F. Niemann

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Scott D. Niemann and Catherine F. Niemann are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 9, 2010Name: Marcia J. Jennings

Notary Public in and for the State of Washington,

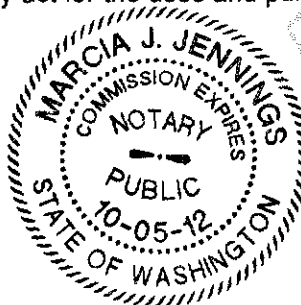
Residing at: Sedro-Woolley, WAMy appointment expires: 10/5/2012

Statutory Warranty Deed (LPB 10-05)
 WA0000059.doc / Updated: 03.19.10

2499
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

AUG 17 2010

Amount Paid \$ 7036.00
 By lp Skagit Co. Treasurer Deputy



Printed: 08.06.10 @ 02:48PM
 WA-CT-FNRV-620019-620011259

SCHEDULE B

SPECIAL EXCEPTIONS

1. 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
2. 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.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 2, 1993
Auditor's No(s): 9311020145, records of Skagit County, Washington
In favor of: Puget Sound Power & 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 and adjacent to street frontage, and 20 feet parallel with and adjacent to Waugh Road
4. 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 PLAT OF EAGLEMONT PHASE 1A:

Recording No: 199401250030
5. 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 PLAT OF EAGLEMONT PHASE 1E:

Recording No: 200010300157
6. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 10 feet of all lots adjacent to street frontage
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 6, 2000
Auditor's No(s): 200009060009, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The Easterly 10 feet of said premises adjacent to road
8. Notes on the face of survey recorded under Auditor's File No. 9212110080, as follows:

Road easement for ingress, egress, and utilities over, under, and across. (To be dedicated to the City in the future.)

Parcel A is subject to easements for construction, maintenance, and access of public and private utilities. (To be dedicated in the access of public and private utilities. (To be dedicated in the future.)

Proposed access to the West half of the Northeast quarter of the Southwest Quarter. Exact location will be determined at a future date.

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SCHEDULE B

(continued)

9. Agreement, including the terms and conditions thereof, entered into;
By: Sea Van Investments Associates
And Between: Sea Van Investments Associates
Recorded: May 23, 2000
Auditor's No.: 200005230026, records of Skagit County, Washington
Providing: Easement
10. Exceptions and reservations as contained in instrument;
Recorded: February 6, 1942
Auditor's No.: 349044, records of Skagit County, Washington
Executed By: English Lumber Company
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.
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Assoc., a Washington general partnership
- AMENDED by instrument(s):
Recorded: December 11, 1995, March 18, 1996, February 1, 2000 and September 7, 2001
Auditor's No(s): 9512110030, 960318011, 200002010099 and 200109070149, records of Skagit County, Washington
12. 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

Skagit County Right To Farm Ordinance

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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