

When recorded return to:

David Nunnally and Vera Nunnally
1410 Alpine View Drive S883 NE S140 DR
Mount Vernon, WA 98273 HILLS BORO OR
97214



201009140116

Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620011521

STATUTORY WARRANTY DEED

THE GRANTOR(S) James H. Pollard and Deloris L. Pollard, trustees of the James and Deloris Pollard Family Trust Agreement dated June 17, 1991

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

in hand paid, conveys, and warrants to David M. Nunnally and Vera P. Nunnally, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 60, 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): P104327, 4621-000-060-0009

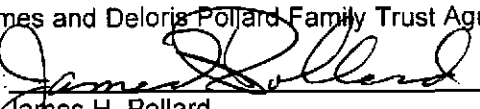
Subject to: Restrictions, Reservations and Easements of Record:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

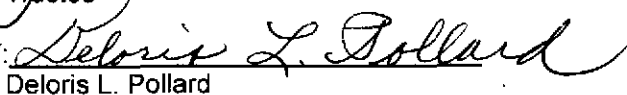
Dated: September 2, 2010

James and Deloris Pollard Family Trust Agreement dated June 17, 1991

BY:


James H. Pollard
Trustee


BY:


Deloris L. Pollard
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2775

SEP 14 2010

Amount Paid \$ 7053.80
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

JAMES H. POLLARD AND DELORIS L. POLLARD

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of James and Deloris Pollard Family Trust Agreement dtd June 17, 1991 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 8 2010

Marcie K. Paleck

Name: MARCIE K. PALECK

Notary Public in and for the State of Washington,

Residing at: Mount Vernon, WA

My appointment expires: October 15 2012



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EXHIBIT "A"

Exceptions

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable 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

6. 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

7. 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, 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 future.)

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

8. 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: December 20, 1995

Auditor's No(s): 9512200068, records of Skagit County, Washington

Executed By: Sea-Van Investments, Assoc.

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



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EXHIBIT "A"
Exceptions

9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: February 6, 1942

Auditor's No.: 349044, records of Skagit County, Washington

Executed By: English Lumber Company

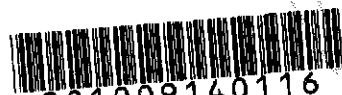
As Follows: Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided however, that the grantor, its successors 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.

10. Development Agreement to Eaglemont Golf Course Community Master Plan

Executed by: Sea-Van, LLC and City of Mount Vernon

Recording Date: June 2, 2010

Recording No.: 201006020039



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