

**When recorded return to:**  
Michael Dunatov  
1230 Alpine View Drive  
Mount Vernon, WA 98274



201106130056  
Skagit County Auditor

6/13/2011 Page 1 of 4 2:00PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

CHICAGO TITLE  
620013201

Escrow No.: 620013201

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ruth T Adamitz, a single person, as her separate estate, and as Personal Representative of the Estate of Harry W. Adamitz, deceased, Probate No. 10-4-00414-9, Skagit Superior Court

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Dunatov, a single man, as his separate estate

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

Lot 54, EAGLEMONT PHASE 1A, according to the plat thereof recorded in Volume 15 of Plats, page 130 through 146, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P104321, 4621-000-054-0003

Subject to: Covenants, conditions, restrictions and easements of public record:

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

Dated: June 10, 2011

*Ruth T. Adamitz*

Ruth T Adamitz, Individually and as Personal  
Representative of the Estate of Harry W. Adamitz, Deceased

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1737

JUN 13 2011

Amount Paid \$ 5,256.<sup>00</sup>  
Skagit Co. Treasurer  
By *Yam* Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that ROTH T. ADAMITZ the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: June 10 2011

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2012

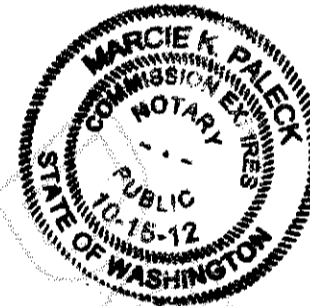


STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROTH T ADAMITZ is/are the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was/were authorized to execute the instrument and acknowledge it as Personal Representative of the Estate of Harry W. Adamitz, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 10 2011

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2012



**EXHIBIT "A"**  
Exceptions

1. 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: 9401250031

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;

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

4. 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

5. 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

6. 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:

- across. (To be  
access of public  
Southwest
- A. Road easement for ingress, egress, and utilities over, under and dedicated to the city in the future.)
  - B. Parcel A is subject to easements for construction, maintenance and and private utilities. (To be dedicated in the future.)
  - C. Proposed access to the West Half of the Northeast Quarter of the Quarter. Exact location will be determined at a future date.



## EXHIBIT "A" Exceptions

7. 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.
8. 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.
9. Reservations contained in deed:  
Recording Date: August 14, 2008  
Recording No.: 200808140080  
Regarding: Skagit County Right to Farm Ordinance
10. Development Agreement to Eaglemont Gold Course Community Master Plan  
Recording Date: June 2, 2010  
Recording No.: 201006020039
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Eaglemont Homeowner's 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.

