



201110140089
Skagit County Auditor

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When recorded return to:

Charles T. Neithardt and Cathy S. Neithardt
4701 Parkview Lane
Mount Vernon, WA 98274

CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No.: 0811003

Title Order No.: 620012625 ✓

THE GRANTOR(S)

Chul Woo Park and Jung Hee Park, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Charles T. Neithardt and Cathy S. Neithardt, husband and wife

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

LOT 134, PLAT OF EAGLEMON, PHASE 1B, DIVISION 3, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 2004, UNDER AUDITOR'S FILE NO. 200410250250, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: SPECIAL EXCEPTIONS AS DISCLOSED ON THE ATTACHED EXHIBIT AND MADE A PART HEREOF

Tax Parcel Number(s): P122236

Dated: 10/10/11

Chul Woo Park

Jung Hee Park

STATE OF Washington

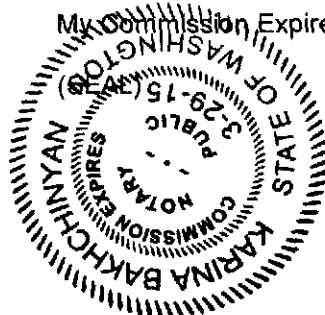
COUNTY OF Skagit

I, Karina Bakhchinyan, a Notary Public of the County and State first above written, do hereby certify that Chul Woo Park and Jung Hee Park personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 14th day of October, 2011.

Notary Public

My Commission Expires: 3/29/2015



20113111
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 14 2011

Amount Paid: 6235.00
By: CM Deputy

CM
CSN

EXHIBIT "A"

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, 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 1B, Division 3:

Recording No: 200410250250, records of Skagit County, WA

5. 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



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6. 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

7. 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

8. 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.

9. 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.



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10. Reservation contained in deed:

Recording Date: February 27, 2006
Recording No.: 200602270251
Regarding: Skagit County Right to Farm Ordinance

15. City, county or local improvement district assessments, if any:

16. Dues, charges, and assessments, if any, levied by Eaglemont Homeowners Association

17. Dues, charges, and assessments, if any, levied by Sea Van Investments Association.

18. Liability to future assessments, if any, levied by the City of Mount Vernon.



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