

**When recorded return to:**  
Carl F. Moore and Linda M. Moore  
4320 Landmark Drive  
Mount Vernon, WA 98274



201211260147  
Skagit County Auditor

11/26/2012 Page 1 of 4 10:46AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620016205

CHICAGO TITLE  
620016205

### STATUTORY WARRANTY DEED

THE GRANTOR(S) GEORGE E. LEIGHTON AND DONALD A. LEIGHTON, CO PERSONAL REPRESENTATIVES TO THE ESTATE OF ARZELLE K. LEIGHTON, DECEASED

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Carl F. Moore and Linda M. Moore, husband and wife

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

Lot 22, Plat of Eaglemont Phase 1A, as per plat recorded in Volume 15 of plats, pages 130 through 146, inclusive, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104289/4621-000-022-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123739  
NOV 26 2012

Amount Paid \$ 5300.50  
Skagit Co. Treasurer  
By *man* Deputy

Dated: November 16, 2012

GEORGE E. LEIGHTON AND DONALD A. LEIGHTON, CO PERSONAL REPRESENTATIVES TO THE ESTATE OF ARZELLE K. LEIGHTON, DECEASED

BY: *George E Leighton Co personal representative*  
George E Leighton  
Co-Personal Representative

BY: *Donald A Leighton Co Personal Representative*  
Donald A Leighton  
Co-Personal Representative

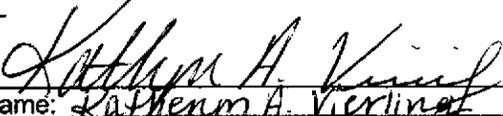
STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that George E. Leighton and Donald A. Leighton co personal representatives 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 Personal Representative of Arzelle K. Leighton to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 24, 2012

  
Name: Kathleen A. Vierling  
Notary Public in and for the State of WA  
Residing at: STANWOOD, WA  
My appointment expires: 9-01-2014



**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
- 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.)



**EXHIBIT "A"**  
Exceptions

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

7. 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.

8. Development Agreement to Eaglemont Gold Course Community Master Plan

Recording Date: June 2, 2010  
Recording No.: 201006020039

**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.

