

When recorded return to:
Brenda L. Kilvert
4610 Beaver Pond Drive South
Mount Vernon, WA 98274



201303290165
Skagit County Auditor

3/29/2013 Page 1 of 5 3:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620018134

CHICAGO TITLE
620018134

STATUTORY WARRANTY DEED

THE GRANTOR(S) Halim Hanna and Lina Saadeh, Husband and wife

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

in hand paid, conveys, and warrants to Brenda L. Kilvert, a married person as her separate estate

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

Lot 162, PLAT OF EAGLEMONT PHASE 1B, DIVISION NO. 5 & 6, according to the plat thereof
recorded January 10, 2006, under Auditor's File No. 200601100170, records of Skagit County,
Washington.

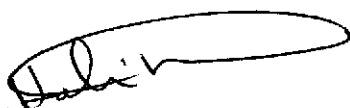
Situated in Skagit County, Washington

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

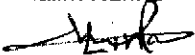
Tax Parcel Number(s): P124071 / 4883-000-162-0000

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD PER
EXHIBIT "A"

Dated: March 15, 2013



Halim Hanna

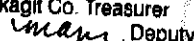


Lina Saadeh

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131110

MAR 29 2013

Amount Paid \$ 7818.13
Skagit Co. Treasurer
By  Deputy

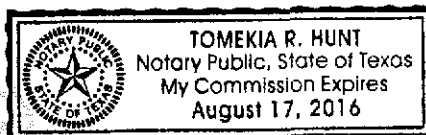
STATUTORY WARRANTY DEED
(continued)

State of Texas
County of Bexar

I certify that I know or have satisfactory evidence that
Halim Hanna + Lina Suadeh
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3/21/13

Tomekia R. Hunt
Name: TOMEKIA R. HUNT
Notary Public in and for the State of Texas
Residing at: 423 Clementson Dr SA, TX
My appointment expires: 8/17/2016



201303290165
Skagit County Auditor

Exhibit "A"

SPECIAL 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 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. 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

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:

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

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

C. 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: 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.



201303290165
Skagit County Auditor

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
10. 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 4, 1942
Auditor's No.: 348986, records of Skagit County, Washington
Executed By: James E. Moore and Myrtle Moore, his wife
Affects: Northeast Quarter of the Southwest Quarter, EXCEPT the Northwest Quarter thereof, all in Section 27, Township 34 North, Range 4 East of the Willamette Meridian
As Follows: Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same
11. 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: October 22, 1916
Auditor's No.: 128138, records of Skagit County, Washington
Executed By: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett Fleitz
Affects: Southwest Quarter of Section 27, Township 34 North, Range 4 East of the Willamette Meridian
As Follows: Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same
12. 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: April 18, 1914
Auditor's No.: 102029, records of Skagit County, Washington
Executed By: Atlas Lumber Company
Affects: Southeast Quarter of Section 27, Township 34 North, Range 4 East of the Willamette Meridian and other property
As Follows: Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry.
13. Easement delineated on the face of said survey recorded November 25, 1992, under Auditor's File No. 9211250027, records of Skagit County, Washington;
For: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of said survey
14. 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, DIVISIONS 5 AND 6:
16. City, county or local improvement district assessments, if any.
17. Assessments, if any, levied by City of Mount Vernon.
18. Assessments, if any, levied by Sea-Van Investments Association.
19. Assessments, if any, levied by Eaglemont Homeowner's Association.



201303290165
Skagit County Auditor

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.



201303290165
Skagit County Auditor