

When recorded return to:

Michael D. Wilson and Patti J. Wilson
4812 New Woods Place
Mount Vernon, WA 98274



201304160049

Skagit County Auditor

4/16/2013 Page 1 of 5 2:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620018161

CHICAGO TITLE
620018161

STATUTORY WARRANTY DEED

THE GRANTOR(S) R. Joseph Best and Diane M. Best, 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 Michael D. Wilson and Patti J. Wilson, husband and wife

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

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

Lot 42, Plat of Eaglemont Phase 1A, as more fully described in Exhibit "A" which is attached
hereto and made a part hereof.

Tax Parcel Number(s): P104309, 4621-000-042-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company, Schedule "B", Special Exceptions; and Skagit County Right To Farm
Ordinance, which are attached hereto and made a part hereof.

Dated: April 11, 2013

R. Joseph Best

R. Joseph Best

Diane M. Best

Diane M. Best

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131339

APR 16 2013

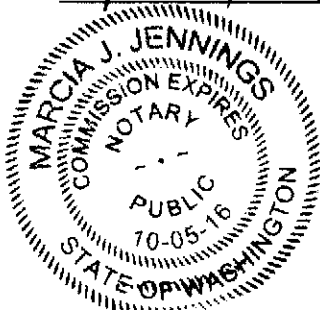
Amount Paid \$ 5772.20
Skagit Co. Treasurer
By KE Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

R. Joseph Best and Diane M. Best
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: April 12, 2013



Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104309 and 4621-000-042-0001

Lot 42, "Plat of Eaglemont Phase 1A," as per plat recorded in Volume 15 of Plats, Pages 130 through 146, inclusive, under Auditor's File No. 9401250031.

TOGETHER WITH that portion of the Northeast quarter of Section 27, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 42, "Plat of Eaglemont Phase 1A," as per plat recorded in Volume 15 of Plats, Pages 130 through 146, inclusive, under Auditor's File No. 9401250031, records of Skagit County, Washington, and the true point of beginning; thence South 89°37'13" East, a distance of 69.55 feet to a point which lies South 1°15'52" West from the Southeast corner of said Lot 42; thence North 1°15'52" East a distance of 19.72 feet to the Southeast corner of Lot 42; thence North 89°37'13" West along the South line of said Lot 42, a distance of 49.78 feet; thence South 45°52'41" West along the South line of Lot 42 a distance of 28.14 feet to the true point of beginning.

Situate in Skagit County, Washington



201304160049

Skagit County Auditor

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Reservations contained in deed;

Recording Date: February 4, 1942
Recording No.: 348986

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, development and working the same

Affects Northeast quarter of the Southwest quarter; EXCEPT the Northwest quarter thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

2. Reservations contained in deed;

Recording Date: October 22, 1918
Recording No.: 128138

As follows: Undivided 1/2 in all oil, gases, coales, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects the Southwest quarter of Section 27, Township 34 North, Range 4 East, W.M.

3. Reservations contained in deed;

Executed by: Atlas Lumber Company
Recording Date: April 18, 1914
Recording No.: 102029

4. Easement as delineated and/or dedication on the face of the survey, recorded under Auditor's File No. 9211250027

Purpose: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of said survey

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line.
Recording Date: August 25, 1993
Recording No.: 9308250085

6. 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

7. 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.

8. 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

9. 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



201304160049
Skagit County Auditor

EXHIBIT "B"

Exceptions

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(s): 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

10. 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

11. 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.

12. 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.

13. 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.

14. Development Agreement to Eaglemont Gold Course Community Master Plan

Recording Date: June 2, 2010

Recording No.: 201006020039

15. Reservations, provisions and/or exceptions contained in instrument;



201304160049
Skagit County Auditor

EXHIBIT "B"
Exceptions

Recording Date: April 30, 1997

Recording No.: 9704300139

As follows: Reserving unto Sea-Van the right of ingress, egress and utilities over that portion of the Northeast quarter of Section 27

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 Eaglemont Homeowner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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.



201304160049
Skagit County Auditor