



201310170050

Skagit County Auditor

\$78.00

10/17/2013 Page

1 of

7 10:30AM

**When recorded return to:**

Ronald E. Loos and Susan W. Loos  
1400 Eagle Ridge Drive, Unit 7  
Mount Veron, WA 98274

Filed for record at the request of:

CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020048

CHICAGO TITLE  
620020048

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alfredo G. Martinez and Susan A. Martinez, 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 Ronald E. Loos and Susan W. Loos, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Unit 7, EAGLE RIDGE FAIRWAY VILLAGE, A CONDOMINIUM, according to the Restated First  
Amended Declaration thereof, recorded October 31, 2003, under Auditor's File No. 200310310103,  
and any further amendments thereto, AND Survey Map and Plans thereof, recorded on November  
5, 2002, under Auditor's File No. 200211050117, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P119669, 4804-000-007-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620020048, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 16, 2013

Alfredo G. Martinez

Susan A. Martinez

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

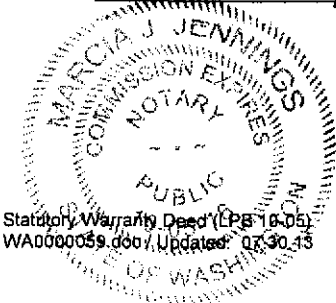
20134202

OCT 17 2013

Amount Paid \$ 5,683.20  
Skagit Co. Treasurer  
By man Deputy

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Alfredo G. Martinez and Susan A. Martinez  
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: October 16, 2013

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

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Easement contained in Dedication of the plat of Eaglemont Phase 1C;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
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 provisions contained on the face of said plat of Eaglemont, Phase 1A, as follows:  
  
Those areas designated buffer easement are for landscape zones, maintained by the property owners and preserved free of buildings or structures.
5. Easement provisions contained on the face of said condominium, as follows:

### PRIVATE ROADWAY NOTE

All road rights of way shown hereon, (Eagle Ridge Drive), are private and are to be maintained by the condominium association (Common Elements) The road rights of way shown hereon are subject to the future development rights with respect to future phases as well as any additional development rights which may be done within the bounds of the property described hereon which may not be a part of the condominium.

6. Easement delineated on the face of said condominium;  
For: Private Road and Utilities  
Affects: Eagle Ridge Drive
7. Easement provisions contained on the face of said condominium, as follows:  
  
An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and AT&T Broadband, Inc. and their respective successors and assigns under and upon the private roadways and utilities easements shown hereon and along the routes of the as built or yet to be built utility alignments in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purpose of providing utility services to the condominium and other property as may be developed in association with expansions to this condominium and other property as may be developed in association with expansions to this condominium. Together with the right to enter upon the units (lots) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the condominium or to the association by the exercise of rights and privileges herein granted.
8. Easement provisions contained on the face of said plat of Eaglemont, Phase 1A, as follows:  
  
An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all butting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns.



## SCHEDULE "B"

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

9. Easement provisions contained on the face of said plat of Eaglemont, Phase 1A as follows:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a waterline, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the front 10 feet adjacent to the street right-of-way of all lots, together with the private streets known as Unison Place, New Woods Place, Alpine View Place, and all other easements designated as utility easements shown hereon; also, the right to cut and/or trim brush, timber, trees, or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line, the grantor agrees that title to all timber, brush, trees, other vegetation, or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct, or endanger the district's use of the easement.

10. Easement provisions contained on the face of said plat of Eaglemont, Phase 1A as follows:

There is hereby granted to the City of Mount Vernon an easement over and across the areas designated on the plat map as non-exclusive slope easements with the right to the city to enter upon said premises for the purpose of maintaining, reconstructing, or replacing existing constructed cut and fill slopes and all appurtenances necessary thereto. The present and future lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premise. The City shall under no circumstance be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

11. Easement provisions contained on the face of said plat of Eaglemont, Phase 1A, as follows:

There is hereby granted to the City of Mount Vernon permanent easement over and across the areas designated on the plat map as wall easements, with the right to the city to enter upon said premises to reconstruct the existing structural walls and all appurtenances or replace the existing walls with constructed slopes and all appurtenances necessary thereto. The City may also enter upon said premise for the purpose of performing maintenance to the existing walls or future constructed slopes. The present and future lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premise. The City shall under no circumstance be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

12. Provisions contained on the face of said plat of Eaglemont, Phase 1A, as follows:

The areas designated as community tracts shall be owned by the Homeowners' Association. The maintenance of these areas shall be in strict compliance with the approved landscaping plan unless otherwise directed by the City. The cost of said maintenance shall be the sole responsibility of the association. The City of Mount Vernon reserves the right to enter these areas for emergency purposes at its own discretion.

These areas designated as Tracts A, B, C, D, and E shall be owned by the City of Mount Vernon. These areas shall be landscaped and maintained in strict compliance with the city approved landscaping plan unless otherwise approved by the City. The landscaping and maintenance of these areas shall be the sole responsibility of the Homeowners' Association.



## SCHEDULE "B"

These areas shall be landscaped and maintained by the Homeowners' Association in strict compliance with the city approved landscape plan or as otherwise approved by the City. All future and present lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premise. The Homeowners' Assoc. shall under no circumstance be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

Pursuant to Ordinance 2386 Section 98 each dwelling unit in this plat shall receive a one-time credit of \$705.00 to be applied toward the capacity charge of the sewer connection fees.

Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.

13. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 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
14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 5, 2002  
Auditor's No(s): 200211050117, records of Skagit County, Washington  
Imposed By: Homestead NW Dev. Co.
15. 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.
16. Agreement, including the terms and conditions thereof, entered into;  
By: Sea-Van Associates, Inc.  
And Between: David G. Richardson and T. Michelle Richardson, husband and wife  
Recorded: February 22, 1996  
Auditor's No.: 9602220028, records of Skagit County, Washington  
Affects: Said premises and other property
17. Easement provisions contained on the face of said plat of Eaglemont, Phase 1C, as follows:  
  
An easement for the purpose of conveying local storm water runoff is hereby granted in favor



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## SCHEDULE "B"

of all abutting lot owners in the areas designated as private storm drainage easements. The maintenance of private storm drainage easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by the present and future owners of the abutting property and their heirs, personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

18. Restrictions contained on the face of said plat of Eaglemont, Phase 1C, as follows:

This plat is subject to easements, reservations, restrictions, provisions, covenants and conditions as set forth on the face of the Plat of Eaglemont, Phase 1A, as recorded in Volume 15 of Plats, pages 130 through 146, and as disclosed by separate instrument under recording no. 9308250085, records of Skagit County, Washington.

This plat is subject to impact fees set forth on the face of said plat.

This plat is subject to an agreement, the terms and conditions thereof, between Unison Development Company, Ligrow Investment Company and Transpacific Investment Company and China Trust Bank, as disclosed by instrument under recording no. 199909080015, records of Skagit County, Washington.

This plat is subject to reservations contained in deeds, as disclosed by instruments under recording nos. 348986, 102029 and 128138, records of Skagit County, Washington.

This plat is subject to an easement, the terms and conditions thereof, for the purposes of a sanitary sewer, access and utilities, as delineated and/or dedicated on the face of the Record of Survey recorded under Auditor's File No. 9211250027, records of Skagit County, Washington.

This plat is subject to an easement, the terms and conditions thereof, to the benefit of Puget Sound Power & Light Company for the purpose of an electric transmission system, as disclosed by instrument under recording no. 9308250085.

This plat is subject to an easement, the terms and conditions thereof, to the benefit of Cascade Natural Gas Corporation for the purpose of a natural gas pipeline, as disclosed by instrument under recording no. 9310110127, records of Skagit County, Washington.

This plat is subject to an easement, the terms and conditions thereof, to the benefit of Puget Sound Power & Light Company for the purpose of an electric transmission system, as disclosed by instrument under recording no. 9311020145, records of Skagit County, Washington.

This plat is subject to protective covenants and/or easements, but omitting restrictions, if any, based upon race, color, religion or national origin, as disclosed by instrument under recording no. 9401250030, and as amended and disclosed by instrument under recording no. 9512110030, and as amended and disclosed by instrument under recording no. 9603180110, records of Skagit County, Washington.

19. Notes on the face of said plat of Eaglemont, Phase 1C as follows:

The subdivision of Section 27, Township 34 North, range 4 East of the Willamette Meridian shown on the face of this plat was taken from the Plat of Eaglemont, Phase 1A, as recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington. A field traverse was performed to locate the North one-quarter corner, the Northwest corner and the West one-quarter corner of Section 27 and was used to establish boundary lines for the subdivision. The shown section subdivision shows both the measured and plat bearings and distances on the North and West line of the Northwest Quarter of Section 27.

The monumented North line of the Northwest Quarter of Section 27 was held as the basis of this subdivision phase of the Eaglemont development. The Northwest corner of Section 27 is the basis of all measurements, both calculated and measured. The bearing of North 88°10'36" West of said North line, as monumented and shown on the face of the Plat of Eaglemont, Phase 1A, recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington, is the basis of bearings for this subdivision.



## SCHEDULE "B"

The centerline of Waugh Road was established from existing street monuments located on Landmark Drive and Eaglemont Drive from monuments on Landmark Drive. Plat bearings and distances were used to calculate the intersection with Waugh Road. The platted centerline data was then pro-rated between this intersection and the found monument at the intersection of Waugh Road and Eaglemont Drive. No street monumentation was found on Waugh Road North of Eaglemont Drive.

### TRACTS

Tracts 301 and 302 are designated and reserved for future development and ownership is retained by Sea-Van Investments Association. Development of Tract 302 will not be allowed with this Plat of Eaglemont Phase 1C.

Tracts 303 and 304 are designated and reserved for landscape buffers and shall be owned and maintained by the Eaglemont Homeowners Association.

Tract 305 is designated as and reserved for the purpose of drainage facilities and is to be owned and maintained by the City of Mount Vernon.

Tract 306 is designated and reserved for open space and wetland buffer and is to be owned by the City of Mount Vernon.

Tract 307 is designated as an access tract and reserved for the purposes of ingress-egress to the benefit Lots 8 and 9, pedestrian and bicycle access and as a utilities easement. Tract 307 shall be owned and maintained by the Eaglemont Homeowners Association.

### UTILITY SOURCES

Telephone	G.T.E.
Power	Puget Sound Energy
Television	T.C.I. Cablevision
Storm Drainage	City of Mount Vernon
Sanitary Sewer	City of Mount Vernon
Water	P.U.D. No. 1 of Skagit County
Gas	Cascade Natural Gas

20. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 5, 2002

Auditor's No(s): 200211050118, records of Skagit County, Washington

Imposed By: Eagle Ridge Fairway Villa Owners Association

Amended by instrument(s):

Recorded: October 31, 2003

Auditor's No(s): 200310310103, records of Skagit County, Washington

21. Agreement, including the terms and conditions thereof, entered into,

By: Public Utility District No. 1

And Between: Homestead Northwest Dev. Co.

Recorded: October 29, 2003

Auditor's No.: 200310290087, records of Skagit County, Washington

Providing: Water Service

22. Covenants, conditions, easements and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: November 5, 2002

Auditor's No(s): 200211050118, records of Skagit County, Washington

Executed By: Homestead Northwest Dev. Co.

Amended by instrument(s):

Recorded: October 29, 2003; October 31, 2003 and August 21, 2013

Auditor's No(s): 200310290088; 200310310103 and 201308210054, records of Skagit County, Washington

23. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 19, 2002



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## SCHEDULE "B"

- Auditor's No(s): 200211190015, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Construction and maintenance of a pipe or pipes, line or lines or related facilities, along with necessary appurtenances  
Affects: A portion of said plat
24. Easement delineated on the face of said Condominium;  
For: Utilities  
Affects: Westerly 10 feet of said premises
25. Easement delineated on the face of said Condominium;  
For: Slope and Utility  
Affects: Westerly 20 feet of said premises
26. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 22, 2002  
Auditor's No(s): 200207220176, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
27. Easement delineated on the face of said plat;  
For: Storm drain  
Affects: 20 foot strip within the Westerly portion of said premises
28. City, county or local improvement district assessments, if any.
29. Assessments, if any, levied by City of Mount Vernon.
30. Assessments, dues and charges, if any, levied by Eagle Ridge Fairway Village Owners 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.



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