



201311250120

When recorded return to:
Nancy Joan Oemick
12637 SE 79th Ct
Newcastle, WA 98056

Skagit County Auditor \$74.00
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Recorded at the request of:
File Number: A106576

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Eagle Ridge Partners, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nancy J. Oemick, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

A106576-1

Abbreviated Legal:
Lot 11, Eagle Ridge

Tax Parcel Number(s): P125687, 4916-000-011-0000

Lot 11, "PLAT OF EAGLE RIDGE," as per plat recorded January 11, 2007 under Auditor's File No. 200701110039, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 10/18/2013

Eagle Ridge Partners, LLC

By: Frank Lewis, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134715

NOV 25 2013

Amount Paid \$276402
Skagit Co. Treasurer
By MB Deputy

STATE OF Nevada }
COUNTY OF Clark } SS:

I certify that I know or have satisfactory evidence that he is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Eagle Ridge Partners LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-22-2013

Notary Public in and for the State of Nevada
Residing at 2461 Hampton Rd Henderson NV 89052
My appointment expires: 01-24-2017

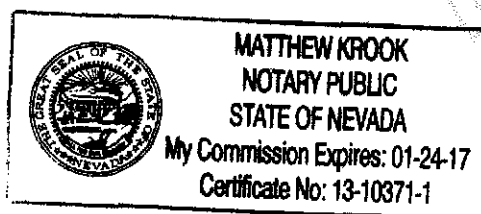


EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 13, 1962
Recorded: August 17, 1962
Auditor's No.: 625248
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Exact location undisclosed

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 13, 1991
Auditor's No.: 911130050
Affects: Adjacent property to the West

Said matters include but are not limited to the following:

1. Fence locations

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: February 6, 2006
Recorded: February 13, 2006
Auditor's No.: 200602130175
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.



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\$74.00

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D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a Washington municipal corporation
Dated: July 17, 2006
Recorded: August 18, 2006
Auditor's No.: 200608180118
Purpose: A perpetual, exclusive easement for the free and unobstructed use and passage of all types of aircraft over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property, which such use and passage being unlimited as to noise, time of day or frequency
Area Affected: Portion of the subject property

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 5, 2007
Recorded: January 8, 2007
Auditor's No.: 200701080164
Executed By: Eagle Ridge Partners, LLC, a Washington limited liability company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 29, 2007
Auditor's No.: 200706290190

F. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Eagle Ridge
Recorded: January 11, 2007
Auditor's No.: 200701110039

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Eagle Ridge Partners and D. Alexander King Construction
Recorded: September 10, 2008
Auditor's No.: 200809100056
Purpose: Ingress, egress, driveway, driveway apron and other access to Lots 11 and 12
Area Affected: See document



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