

When recorded return to:
Lynn S. Clay and Mary E. Richards
3810 Laurel Court
Mount Vernon, WA 98274



201407180049

Skagit County Auditor

\$74.00

7/18/2014 Page

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3 11:39AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620020839

CHICAGO TITLE

620020839

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul M. Halgren and Keri L. Halgren, 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 Lynn S. Clay and Mary E. Richards, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 9, EAGLEMONT PHASE 1E, according to the plat thereof, recorded October 30, 2000, under
Auditor's File No. 200010300157, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117428 / 4765-000-009-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620020839, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: July 17, 2014

Paul M. Halgren
Paul M. Halgren

Keri L. Halgren
Keri L. Halgren

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 2561

JUL 18 2014

Amount Paid \$6057.00

Skagit Co. Treasurer

By: HTB

Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Paul M. Halgren and Keri L. Halgren
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: July 17, 2014

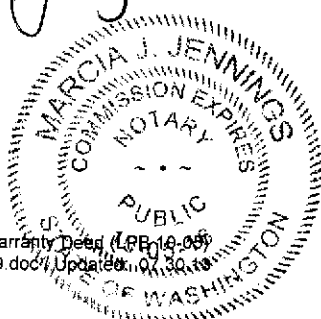
Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2015



SCHEDULE "B"

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 **PLAT OF EAGLEMONT PHASE 1A:**
Recording No. 9401250031
2. 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 1E:**
Recording No. 200010300157
3. 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.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 2, 1993
Auditor's No(s): 9311020145, records of Skagit County, Washington
In favor of: Puget Sound Power & 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 and adjacent to street frontage, and 20 feet parallel with and adjacent to Waugh Road
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 6, 2000
Auditor's No(s): 200009060009, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The Easterly 10 feet of said premises adjacent to road
6. Notes on the face of survey recorded under Auditor's File No. 9212110080, as follows:

Road easement for ingress, egress, and utilities over, under, and across. To be dedicated to the City in the future.

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

Proposed access to the West half of the Northeast quarter of the Southwest Quarter. Exact location will be determined at a future date.
7. Agreement, including the terms and conditions thereof, entered into;
By: Sea Van Investments Associates
And Between: Sea Van Investments Associates
Recorded: May 23, 2000
Auditor's No.: 200005230026, records of Skagit County, Washington
Providing: Easement
8. Exceptions and reservations as contained in instrument;
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,



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SCHEDULE "B"

Exceptions (continued)

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.

9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Assoc., a Washington general partnership
- Amended by instrument(s):
Recorded: December 11, 1995, March 18, 1996, February 1, 2000 and September 7, 2001
Auditor's No(s): 9512110030, 960318011, 200002010099 and 200109070149, 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
11. Assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.
13. Dues, charges, and assessments, if any, levied by Sea-Van Investments 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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