



201410150040

When recorded return to:
Craig L. Bowen and Tanya K. Bowen
4304 Landmark Drive
Mount Vernon, WA 98274

Skagit County Auditor \$75.00
10/15/2014 Page 1 of 4 11:33AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273

Escrow No.: 620022216

CHICAGO TITLE
620022216

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles E. Pumphrey and Carmen A. Pumphrey, 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 Craig L. Bowen and Tanya K. Bowen, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 26 and an undivided One-Half interest in the Access Tract to Lots 26 and 27, EAGLEMONT
PHASE 1A, according to the plat thereof, recorded in Volume 15 of Plats, pages 130 through 146,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104293, 4621-000-026-0005

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 6, 2014

Charles E. Pumphrey
Charles E. Pumphrey
Carmen A. Pumphrey
Carmen A. Pumphrey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143867
OCT 15 2014

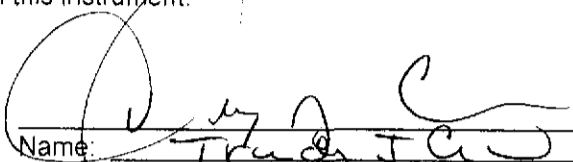
Amount Paid \$ 7,429.⁶⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Charles E. Pumphrey + Carment A. Pumphrey
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: 10-13-14


Name: Tracy J. C.
Notary Public in and for the State of WASH
Residing at: Orles +
My appointment expires: 1-19-14

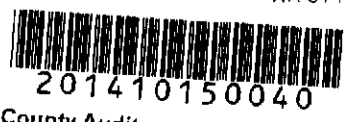


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 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. 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

5. 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

6. 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:

- across. (To be
access of public
Southwest
- A. Road easement for ingress, egress, and utilities over, under and dedicated to the city in the future.)
 - B. Parcel A is subject to easements for construction, maintenance and and private utilities. (To be dedicated in the future.)
 - C. Proposed access to the West Half of the Northeast Quarter of the Quarter. Exact location will be determined at a future date.

7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation,



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EXHIBIT "A"

**Exceptions
(continued)**

familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 20, 1995
Recording No.: 9512200068
As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee
As Follows: Said premises

8. Agreement including the terms, covenants and provisions thereof

Executed by: Sea-Van Associates, Inc., et al
Recording Date: February 22, 1996
Recording No.: 9602220028
Affects: Said premises

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
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.

10. Development Agreement to Eaglemont Gold Course Community Master Plan

Recording Date: June 2, 2010
Recording No.: 201006020039

11. Skagit County Right-to-Farm Ordinance as disclosed in instrument;

Recording Date: May 25, 2010
Recording No.: 201005250014
Affects: Said premises

12. City, county or local improvement district assessments, if any.

13. Assessments, if any, levied by City of Mount Vernon.

14. Assessments, dues and charges, if any, levied by Eaglemont Homeowner's Association.

