

When recorded return to:  
Larry A. Ashby and Sandra J. Ashby  
17409 Dunbar Road  
Mount Vernon, WA 98273



Skagit County Auditor \$74.00  
12/31/2014 Page 1 of 3 9:38AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON  
425 Commercial St.  
Mount Vernon, WA 98273  
Escrow No.: 620022723

**CHICAGO TITLE**  
620022723

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bonnie Thurman, as Guardian of Laurel J. Treiber, an unmarried individual, in accordance with guardianship proceedings filed in Skagit County Superior Court, State of Washington under Case No. 13-4-00121-7

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Larry A. Ashby and Sandra J. Ashby, husband and wife

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

Lot 37, 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): P104304 / 4621-000-037-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022712, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: December 15, 2014

Bonnie Thurman  
Bonnie Thurman, as Guardian of Laurel J. Treiber

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144982  
DEC 31 2014

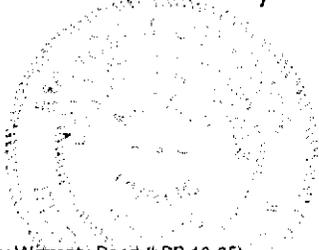
State of Washington  
County of Skagit

Amount Paid \$5,167.00  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Bonnie Thurman

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Guardian of of Laurel J. Treiber to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 30, 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: 10/5/2016

SCHEDULE "B"

SPECIAL 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): 93110110127, 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, 1995, 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:

- 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

7. 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



**SCHEDULE "B"**

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.

- 8. Development Agreement to Eaglemont Gold Course Community Master Plan

Recording Date: June 2, 2010

Recording No.: 201006020039

- 9. City, county or local improvement district assessments, if any.

- 10. Assessments, if any, levied by City of Mount Vernon.

- 11. 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.

