

When recorded return to:  
Emily Checketts  
3816 Dogwood Place  
Mount Vernon, WA 98273



201412310034  
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.: 620022698

**CHICAGO TITLE**  
**620022698**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas Richard Woodey and Chere Maresh Woodey, Trustees of the Thomas R. Woodey and Chere M. Woodey Living Trust, dated March 4, 2009

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Emily Checketts, a single woman

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

Lot 13, EAGLEMONT PHASE 1C, according to the plat thereof recorded in February 1, 2000, under Auditor's File No. 200002010036, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P116362 / 4744-000-013-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022698, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: December 26, 2014

Thomas R. Woodey and Chere M. Woodey Living Trust, dated March 4, 2009

BY: [Signature]  
Thomas Richard Woodey, Trustee

BY: [Signature]  
Chere Maresh Woodey, Trustee

State of Washington  
County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144983  
DEC 31 2014

Amount Paid \$6039.<sup>20</sup>  
Skagit Co Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Thomas Richard Woodey and Chere Maresh Woodey are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Trustees of the Thomas R. Woodey and Chere M. Woodey Living Trust, dated March 4, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 30, 2014

[Signature]

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 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. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 11, 1993  
Auditor's No.: 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 and adjacent to street frontage, and 20 feet parallel with and adjacent to Waugh Road  
Road
4. 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 1C:  
  
Recording No: 200002010036
5. Notes on the face of survey recorded under Auditor's File No. 9212110080, 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 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.
6. Covenants, conditions, and restrictions contained in declaration 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: February 1, 2000  
Auditor's No.: 200002010100, records of Skagit County, Washington  
Executed By: Sea-Van Investments
7. 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:



## SCHEDULE "B"

### Special Exceptions (continued)

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. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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.: 9401250030, records of Skagit County, Washington

Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED by instrument:

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000

Auditor's No.: 9512110030, 9603180110 and 200002010099, records of Skagit County, Washington

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

Recorded: January 25, 1994

Auditor's No.: 9401250030, records of Skagit County, Washington

Imposed By: Sea-Van Investments Association

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

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

12. Assessments, if any, levied by Sea-Van Investments Association.

13. 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.



201412310034