

When recorded return to:  
Daniel L. Staheli and Emily Staheli  
4815 Beaver Pond Drive S.  
Mount Vernon, WA 98274

201502270055

Skagit County Auditor  
2/27/2015 Page

\$75.00  
1 of 4 11:58AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023195

CHICAGO TITLE  
620023195

STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction, Inc. A Washington Corporation  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Daniel L. Staheli and Emily Staheli, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 143, PLAT OF EAGLEMONT PHASE 1B, DIVISION NO. 4, according to the Plat thereof  
recorded August 8, 2005 under Auditor's File No. 200508080162, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123107 / 4866-000-143-0000

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD PER  
ATTACHED EXHIBIT "A"

Dated: February 24, 2015

BYK Construction, Inc.

BY:   
Paul Woodmansee  
President

BY:   
Leann Woodmansee

BY:   
Tim Woodmansee

BY:   
Alexandria Woodmansee

2015597  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 27 2015

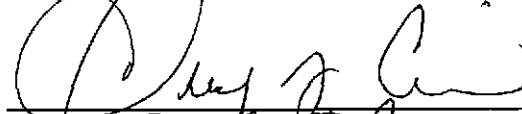
Amount Paid \$ 7659.00  
By Skagit Co. Treasurer  
Deputy MF

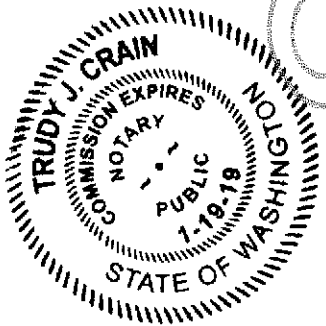
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Paul Woodmansee + Leann Woodmansee  
+ Tim Woodmansee + Alexander Woodmansee  
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 Pres. Vice Pres. Sec. Treas. of BYK Construction to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-26-15

  
Name: Trudy J. Crain  
Notary Public in and for the State of WASH  
Residing at: Oriskany  
My appointment expires: 1-19-19



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**EXHIBIT "A"**  
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 EAGLEMONT PHASE 1B, DIVISION 4:  
Recording No: 200508080162
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. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 7, 2003  
Auditor's No(s): 200308070005, records of Skagit County, Washington  
In favor of: Comcast of Washington, IV, Inc.  
For: Installation and Maintenance of Cable
5. 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
6. 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
7. Covenants, conditions, and restrictions contained in instrument(s), 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 5, 1999  
Auditor's No(s): 9901050007, records of Skagit County, Washington



## EXHIBIT "A"

Exceptions  
(continued)

Executed By: Seavan Investments  
As Follows: Grantees herein acknowledge that in the event construction shall not commence as required during the times stated in the CC & R's. The Grantor herein shall have the right to repurchase the subject property for a cash price equal to the selling price agreed herein, which shall be exercised by the Grantor, at Grantors sole discretion, during a sixty (60) calendar day period beginning the day after the fourth anniversary of the closing of this transaction, provided however, that the Grantors option to repurchase shall be null and void if Grantee fully complies with all terms of the purchase and sale agreement.

8. Skagit County Right to Farm Disclosure

Recording Date: January 26, 2011  
Recording No.: 201101260087

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by Eaglemont Home Owner's Association.
12. Assessments, if any, levied by Sea Van Investments Association.



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