

When recorded return to:
Dannyn O'Neill and Sally O'Neill
24178 Feather Lane
Sedro Woolley, WA 98284



201507290091
Skagit County Auditor \$75.00
7/29/2015 Page 1 of 4 3:37PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620024414

CHICAGO TITLE
620024414

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tippro LLC, A Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to ~~DANNY O'NEILL~~ and Sally O'Neill, Husband and Wife
DANNY DEAN O'NEILL

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

Lot 13, Eagle Valley P.U.D., as per plat recorded in Volume 15 of plats, pages 181 through 183,
inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P106904

Subject to:

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

Dated: July 15, 2015

Tippro, LLC

BY: _____

Greg Greene
Sole Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152963

JUL 29 2015

Amount Paid \$ 3164.50
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

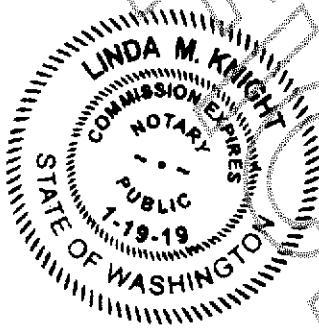
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Greg Greene

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 Sole Member of Tippro LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/17/15



Linda M. Knight
Name: Linda M. Knight
Notary Public in and for the State of WASH.
Residing at: Maple Hill, WA
My appointment expires: 1/19/19

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 19, 1956
Auditor's No.: 541748, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
For: Construct, maintain, etc. a pipeline
Affects: A 75-foot strip of land, the exact location of which is not disclosed on the record
2. Easement delineated on the face of Short Plat No. 12-88, approved December 15, 1988, and recorded December 21, 1988, in Volume 8 of Short Plats, pages 99 and 100, under Auditor's File No. 8812210004, records of Skagit County, Washington; being a portion of Government Lots 1 and 2 and the East Half of the Northwest Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian;
For: Road and utilities
Affects: A 60-foot strip lying in Featherlane as shown on said plat
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 12, 1973
Auditor's No(s): 793250, records of Skagit County, Washington
In favor of: United States of America
For: Road purposes
Affects: A 20-foot strip of land

Note: Exact location and extent of easement is undisclosed of record.
4. 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 SHORT PLAT NO. 12-88:

Recording No: 8812210004
5. 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 EAGLE VALLEY P.U.D.
:

Recording No: 9407210001
6. Covenants, conditions, and restrictions contained in instrument, 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: August 8, 1990
Auditor's No.: 9008080053, records of Skagit County, Washington
Executed By: Coastline Properties, Inc.
As Follows: The Grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) (their) heirs, successors, and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosed structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual

EXHIBIT "A"

Exceptions (continued)

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 law;

Recorded: July 21, 1994

Auditor's No(s): 9407210002, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry

AMENDED by instrument(s):

Recorded: November 14, 1997

Auditor's No(s): 9711140045, records of Skagit County, Washington

8. Covenants, conditions, and restrictions contained in instrument, 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: July 28, 1994

Auditor's No.: 9407280080, records of Skagit County, Washington

Executed By: Patti Hein, as her separate property, and Jerry E. Hein and Patricia C. Hein, husband and Patti Jo Hein, as personal representative of the estate of Rudolph Hein a/k/a Rudy Hein deceased under County Cause No. 92 4 00095 4

As Follows: Grantor reserves any right, title, and interest to overages or refund deposits from Puget Power for future family residences utilizing permanent electric service within the first five years. Grantee agrees to keep grantor informed of each new hook-up which is completed within the property herein described

Affects: Said premises and other property

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

Recorded: July 21, 1994

Auditor's No(s): 9407210002, records of Skagit County, Washington

Imposed By: Kendall D Gentry and Nancy F. Gentry

10. Agreement, including the terms and conditions thereof, entered into;

By: Northwest Pipeline Corporation

And Between: Lot Owners Association of Eagle Valley Planned Unit Development

Recorded: July 2, 2002

Auditor's No.: 200207020126, records of Skagit County, Washington

Providing: Memorandum of Timber Sale Agreement

Affects: Tracts A, B, C, D and E

11. Easement, including the terms and conditions thereof, conveyed by instrument(s);

Recorded: July 2, 2002

Auditor's No(s): 200207020127, records of Skagit County, Washington

In favor of: Northwest Pipeline Corporation

For: Right-of-way and easement

Affects: Tracts A, B, C, D and E

12. Assessments, if any, levied by Kennart Estates Water System.

13. Assessments, if any, levied by Lot Owners of Eagle Valley P.U.D.