



201509210102

When recorded return to:
Linda D. Jacobs and Larry A. Jacobs
4926 New Woods Place
Mount Vernon, WA 98274

Skagit County Auditor \$75.00
9/21/2015 Page 1 of 4 3:53PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024999

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert E. Pratt and Delayne K. Pratt, 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 Linda D. Jacobs and Larry A. Jacobs, wife and husband
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 35, Plat of Eaglemont Phase 1A, according to the plat thereof, recorded in Volume 15 of plats,
pages 130 through 146, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P104302, 4621-000-035-0004

Subject to:

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

Dated: September 14, 2015

Robert E. Pratt

Delayne K. Pratt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20150928
SEP 21 2015

Amount Paid \$10.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA
County of SKagit

I certify that I know or have satisfactory evidence that
Robert E Pratt and Delayne K Pratt
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: 9-16-15

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: Mt Vernon
My appointment expires: 3-10-17

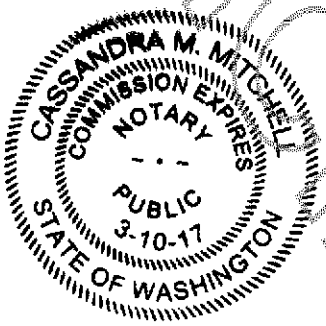


EXHIBIT "A"
Exceptions

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 A. Road easement for ingress, egress, and utilities over, under and dedicated to the city in the future.)

access of public B. Parcel A is subject to easements for construction, maintenance and and private utilities. (To be dedicated in the future.)

Southwest C. Proposed access to the West Half of the Northeast Quarter of the Quarter. Exact location will be determined at a future date.

EXHIBIT "A"

Exceptions (continued)

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

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.