

**When recorded return to:**

Ryan P. Shipley and Heather M. Shipley  
1302 Olympic Lane  
Mount Vernon, WA 98274



201602160120

Skagit County Auditor  
2/16/2016 Page

1 of

4

\$76.00

3:46PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620025845

**CHICAGO TITLE**

620025845

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Chamkour Claire, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Ryan P. Shipley and Heather M. Shipley, husband and wife

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

Lot 89, 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): P123099 / 4866-000-089-0000.

Subject to:

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

Dated: February 4, 2016

C. Claire  
Chamkour Claire

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2016469  
FEB 16 2016

Amount Paid \$ 7285.00  
Skagit Co. Treasurer  
By MAM Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Chamkour Claire

(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: February 12, 2016

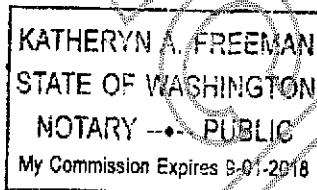
Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO.

My appointment expires: 9-01-2018



## EXHIBIT "A"

### Exceptions

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 PH. 1A:

Recording No: 9401250031

2. 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

3. 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.

4. 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

5. 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

6. 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

7. 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):

## EXHIBIT "A"

### Exceptions (continued)

Recorded: December 11, 1995  
Auditor's No(s): 9512110030, records of Skagit County, Washington

8. 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.

9. 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

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 Grantor's 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.

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 Eaglemont Home Owner's Association.
13. Assessments, if any, levied by Sea Van Investments Association.